



**AGENDA
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

February 24, 2022 at 7:00 PM



Place 1 – Donnie Mahan, *Vice Chair*
Place 2 – John Cosgrove, *Chair*
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

The meeting will be live-streamed at the following link: <https://www.leandertx.gov/video>.

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the February 17, 2022, meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]

CONSENT AGENDA: ACTION

6. Approval of Subdivision Case 21-PP-008 regarding Travisso Phase 4, Sections 7-10, Phase 5 Preliminary Plat on one parcel of land approximately 95.50 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 353024; generally located to the west of the western terminus of Travisso Parkway and to the east of Nameless Road, Leander, Travis County, Texas.
7. Approval of Minutes.

PUBLIC HEARING: ACTION

8. Conduct a Public Hearing and consider action regarding Comprehensive Plan Case 22-CPA-001 to amend the Comprehensive Plan land use category from Employment Center to Activity Center; and consider action regarding Zoning Case 21-Z-044 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) and Interim SFR-2-B (Single-Family Rural) to SFT-2-B (Single-Family Townhouse) and GC-2-B (General Commercial) on five parcels of land approximately 56.785 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031298, R031398, R473651, R473652, and R031397; and generally located west of Ronald W. Reagan Blvd. And north of

RM 2243, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case 21-CPA-006 as described above.
- Discuss and consider action regarding Zoning Case 21-Z-044 as described above.
- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

REGULAR AGENDA

9. Discuss policy related to a potential roadway impact fee ordinance for the 2022 Roadway Impact Fee Study.
10. Discuss and consider action on the draft land use assumptions and capital improvements plan for the 2022 Roadway Impact Fee Study.
 - a. KHA Presentation
 - b. Discussion
 - c. Consider Action
11. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the Planning & Zoning Commission reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas. was posted on the bulletin board at City Hall in Leander. Texas on the 18 day of February 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Ellen Coufal, Planning Coordinator



EXECUTIVE SUMMARY
02/24/2022

AGENDA SUBJECT:

Approval of Subdivision Case 21-PP-008 regarding Travisso Phase 4, Sections 7-10, Phase 5 Preliminary Plat on one parcel of land approximately 95.50 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 353024; generally located to the west of the western terminus of Travisso Parkway and to the east of Nameless Road, Leander, Travis County, Texas.

BACKGROUND:

This request is the second step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the preliminary plat satisfies the applicable regulations without requesting any variances.

APPLICANT/AGENT:

Pape-Dawson Engineers, Inc. on behalf of Travisso, Ltd.

RECOMMENDATION:

This preliminary plat includes 270 single-family lots, 8 MUD lots, 2 MUD parkland lots, and 2 ROW lots. This proposal meets all of the requirements of the Subdivision Ordinance. Staff recommends to approve the preliminary plat.

PRESENTER:

Robin M. Griffin, AICP, Executive Director of Development Services

Attachments

1. Preliminary Plat
2. Location Exhibit

OWNER:
TRAVISSO, LTD.
810 HESTERS CROSSING, SUITE 235
ROUND ROCK, TX 78681
(512) 590-0618
FAX (512) 328-7988

ENGINEER/ SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY., BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711
FAX (512) 459-8867

SUBMITTAL DATE:
DECEMBER 2021

PROPERTY ZONING:
TRAVISSO PUD - SFC-2-A, SFU-2-A, SFS-2-A
& SFE-2-A

LAND USE SUMMARY:
TOTAL ACREAGE: 95.50 ACRES
RESIDENTIAL LOTS: 270 LOTS (79.65 ACRES)
MUD LOTS: 8 LOTS (14.66 ACRES)
MUD PARKLAND LOTS: 2 LOTS (0.96 ACRES)
ROW LOTS: 2 LOTS (0.23 ACRES)

STREET INFORMATION			
STREET NAME	LENGTH	ROW WIDTH	ROAD WIDTH
ASTI LANE	672	50	28' F-F
BELLA FIORI VIEW	735	50	28' F-F
BELLANO BEND	1,199	50	28' F-F
BERGAMO DRIVE	792	50	28' F-F
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VITTORIA VIEW	2,316	50	28' F-F

TRAVISSO

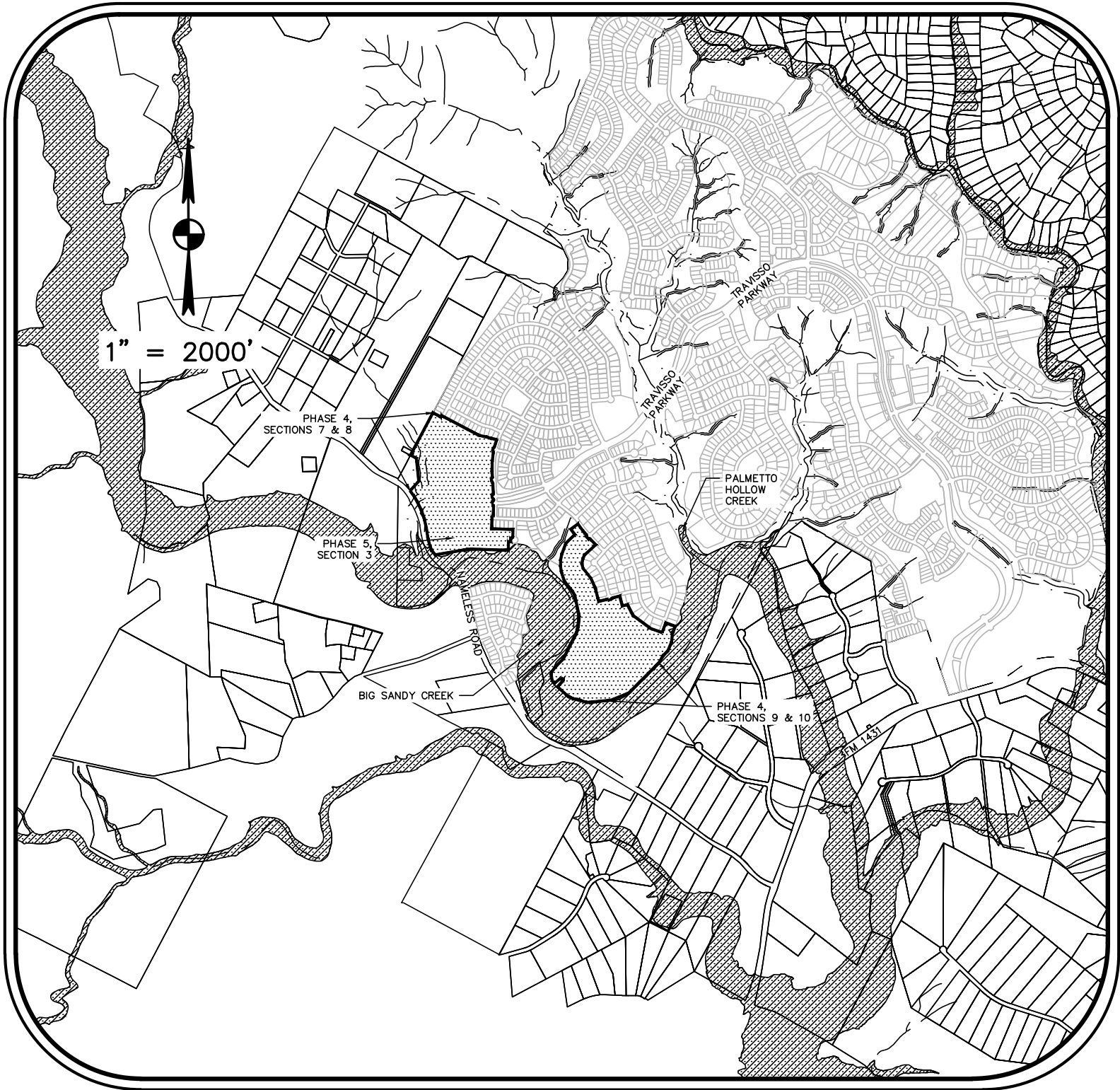
PHASE 4, SECTIONS 7-10 & PHASE 5, SECTION 3

PRELIMINARY PLAT

21-PP-008

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS
3	OVERALL LAYOUT & PHASING PLAN
4	PRELIMINARY PLAT 1 OF 3 (PHASE 4, SECTIONS 7 & 8)
5	PRELIMINARY PLAT 2 OF 3 (PHASE 5, SECTION 3)
6	PRELIMINARY PLAT 3 OF 3 (PHASE 4, SECTIONS 9 & 10)
7	ZONING MAP 1 OF 3 (PHASE 4, SECTIONS 7 & 8)
8	ZONING MAP 2 OF 3 (PHASE 5, SECTION 3)
9	ZONING MAP 3 OF 3 (PHASE 4, SECTIONS 9 & 10)
10	EXISTING DRAINAGE AREA MAP
11	DEVELOPED DRAINAGE AREA MAP
12	STORM DRAIN LAYOUT 1 OF 3 (PHASE 4, SECTIONS 7 & 8)
13	STORM DRAIN LAYOUT 2 OF 3 (PHASE 5, SECTION 3)
14	STORM DRAIN LAYOUT 3 OF 3 (PHASE 4, SECTIONS 9 & 10)
15	WATER LAYOUT 1 OF 3 (PHASE 4, SECTIONS 7 & 8)
16	WATER LAYOUT 2 OF 3 (PHASE 5, SECTION 3)
17	WATER LAYOUT 3 OF 3 (PHASE 4, SECTIONS 9 & 10)
18	WASTEWATER LAYOUT 1 OF 3 (PHASE 4, SECTIONS 7 & 8)
19	WASTEWATER LAYOUT 2 OF 3 (PHASE 5, SECTION 3)
20	WASTEWATER LAYOUT 3 OF 3 (PHASE 4, SECTIONS 9 & 10)
21	TREE LOCATION FOR ROW-UTILITY-DRAINAGE IMPROVEMENTS
22	TREE LOCATION GRADING CRITERIA
23	PARKS MASTER PLAN

- NOTES:
- THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
 - A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
 - NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
 - PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
 - A PORTION OF THIS TRACT IS WITHIN FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #4845300095J, FOR TRAVIS CO., EFFECTIVE JANUARY 22, 2020.
 - BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE TRAVISSO PLANNING UNIT DEVELOPMENT. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE TRAVISSO PLANNING UNIT DEVELOPMENT.
 - 8' SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF TRAVISSO PARKWAY. 4' SIDEWALKS SHALL BE INSTALLED ONLY ONE SIDE OF ALL LOCAL STREETS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
 - ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
 - NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OF 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
 - TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 19 WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 8, BLOCK L; LOTS 2 & 10, BLOCK N; LOTS 21 & 27, BLOCK P; LOTS 2 & 23, BLOCK T; LOT 1, BLOCK PP; LOTS 1 & 11, BLOCK SS; LOT 2, BLOCK TT.
 - THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORD OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2013223985.
 - THE HOME OWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT).
 - THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT).
 - FOR EVERY SIX HUNDRED (600) SQUARE FEET OF AREA IN THE LANDSCAPE LOT 2, BLOCK TT NORTH OF TRAVISSO PARKWAY AND LOT 2, BLOCK T SOUTH OF TRAVISSO PARKWAY, TWO (2) SHADE TREES (TWO-INCH CALIPER OR LARGER) AND FOUR (4) SHRUBS (FIVE GALLON CONTAINER SIZE OR LARGER) SHALL BE PLANTED AND MAINTAINED. TWO ORNAMENTAL TREES PER SHADE TREE MAY BE SUBSTITUTED FOR UP TO FIFTY PERCENT OF THE SHADE TREES IF DESIRED. A SIX-FOOT PRIVACY FENCE, BUT NO HIGHER THAN THREE FEET WITHIN TWENTY FIVE FEET OF AN INTERSECTING STREET, SHALL BE CONSTRUCTED WITH THE SUBDIVISION IMPROVEMENTS AT THE COMMON LOT LINE BETWEEN THE LANDSCAPE LOT AND THE SINGLE-FAMILY OR TWO-FAMILY LOTS. THE FENCE IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, STONE, CAST STONE, STUCCO, FACTORY TINTED (NOT PAINTED) SPLIT-FACED CONCRETE MASONRY UNIT, OR OTHER SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING. IN ADDITION TO THE MATERIALS LISTED ABOVE, TEXTURED PRE-CAST CONCRETE (E.G. WOODCRETE) IS ALSO PERMITTED WHEN THE PRIVACY FENCE IS ADJACENT TO COLLECTORS. ALL COLUMNS ARE REQUIRED TO HAVE CONCRETE FOOTINGS. THE LANDSCAPE LOT IS REQUIRED TO BE MAINTAINED BY A PRIVATE ASSOCIATION.
 - ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON THE TITLE COMMITMENT FILE #1220662-COM PREPARED BY INDEPENDENCE TITLE COMPANY, ISSUED SEPTEMBER 6, 2012.
 - BUFFER ZONES SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS EXCEPT FOR UTILITY AND ROADWAY CROSSING.
 - THIS SUBDIVISION IS LOCATED WITHIN LAKE TRAVIS WATERSHED.
 - DEVELOPER IS REQUIRED TO PAY 50% OF RECREATION IMPROVEMENT FEES TO THE CITY PRIOR TO FINAL PLAT APPROVAL. RECREATION FEE REQUIRED IS \$47,250.00.
 - THE ROADWAY ADEQUACY STANDARD FOR BOUNDARY STREET IMPROVEMENTS SHALL BE ADHERED TO FOR THE SUBDIVISION.
 - FUTURE LAND USE CATEGORY: NEIGHBORHOOD RESIDENTIAL.



LOCATION MAP

SCALE: 1" = 2,000'

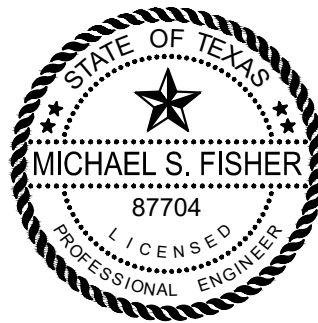
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

PHASE 1, SECTION 1-2				
SFC	SFU	SFS	SFE & SFR	TOTAL
50' LOTS	60' LOTS	70' LOTS	80' LOTS	
36	48	46	68	198
PHASE 2, SECTION 1A-1M				
SFC	SFU	SFS	SFE & SFR	TOTAL
50' LOTS	60' LOTS	70' LOTS	80' LOTS	
136	78	43	68	325
PHASE 2, SECTIONS 2A-2H				
SFC	SFU	SFS	SFE & SFR	TOTAL
50' LOTS	60' LOTS	70' LOTS	80' LOTS	
25	62	71	114	272
PHASE 3, SECTIONS 1-10				
SFC	SFU	SFS	SFE & SFR	TOTAL
50' LOTS	60' LOTS	70' LOTS	80' LOTS	
243	208	162	145	758
PHASE 4, SECTIONS 1-6				
SFC	SFU	SFS	SFE & SFR	TOTAL
50' LOTS	60' LOTS	70' LOTS	80' LOTS	
74	171	140	190	575
PHASE 5, SECTIONS 1-2				
SFC	SFU	SFS	SFE & SFR	TOTAL
50' LOTS	60' LOTS	70' LOTS	80' LOTS	
0	0	35	55	90
PHASE 4, SECTIONS 7-10 & PHASE 5, SECTION 3				
SFC	SFU	SFS	SFE & SFR	TOTAL
50' LOTS	60' LOTS	70' LOTS	80' LOTS	
76	63	83	48	270
590	630	580	688	2488
20% OR 420-635 MAX	N/A	20% OR 420-635 MIN	25% OR 525-793 MIN	
24%	25%	23%	28%	

PAPE-DAWSON ENGINEERS

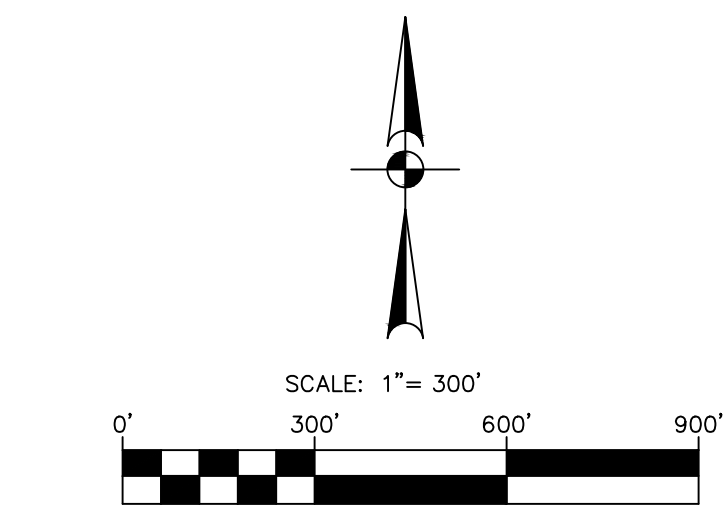
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #100228801

SUBMITTED BY:



PAPE-DAWSON ENGINEERS
MICHAEL S. FISHER, P.E. #87704
SENIOR VICE PRESIDENT

Date: Dec 22, 2021, 4:08pm User ID: ACHAVEZ
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LEGEND

- TRACT BOUNDARY
- PLAT BOUNDARY
- PROPOSED PHASING
- SIDEWALKS
- WATERWAY BUFFER ZONE / RIPARIAN CORRIDOR SETBACK
- EXISTING CONTOUR LINE
- FEMA 1% ANNUAL CHANCE FLOODPLAIN

TRAVISSO PARKWAY - 8' SIDEWALK BOTH SIDES
LOCAL STREETS - 4' SIDEWALK ONE SIDE ONLY
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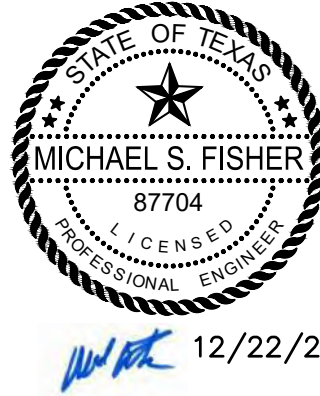
STREET INFORMATION

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TRAVISSO PARKWAY (SOUTH)	1,058	VARIABLE	27' F-F
VITTORIA VIEW	2,316	50	28' F-F

PERIMETER BLOCK LENGTHS

BLOCK DESIGNATION	LENGTH
BLOCK G	1,328
BLOCK K	1,276
BLOCK L	2,048
BLOCK M	2,823
BLOCK N	1,574
BLOCK O	2,566
BLOCK P	2,655
BLOCK S	2,033
BLOCK T	3,439
BLOCK QQ	1,560
BLOCK RR	2,033
BLOCK SS	1,120
BLOCK TT	3,227

NO.	REVISION	DATE



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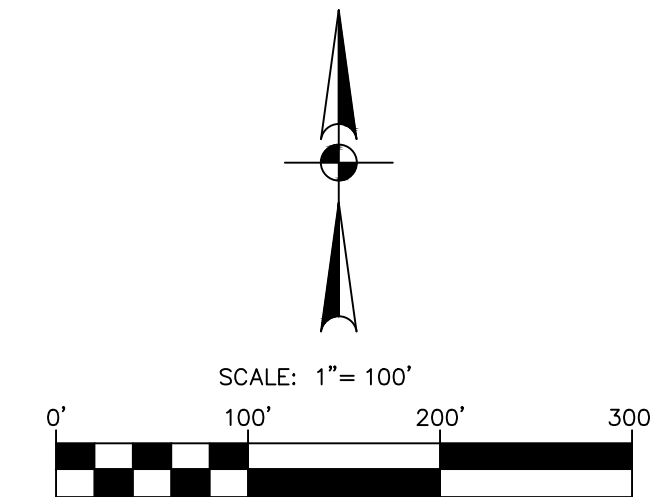
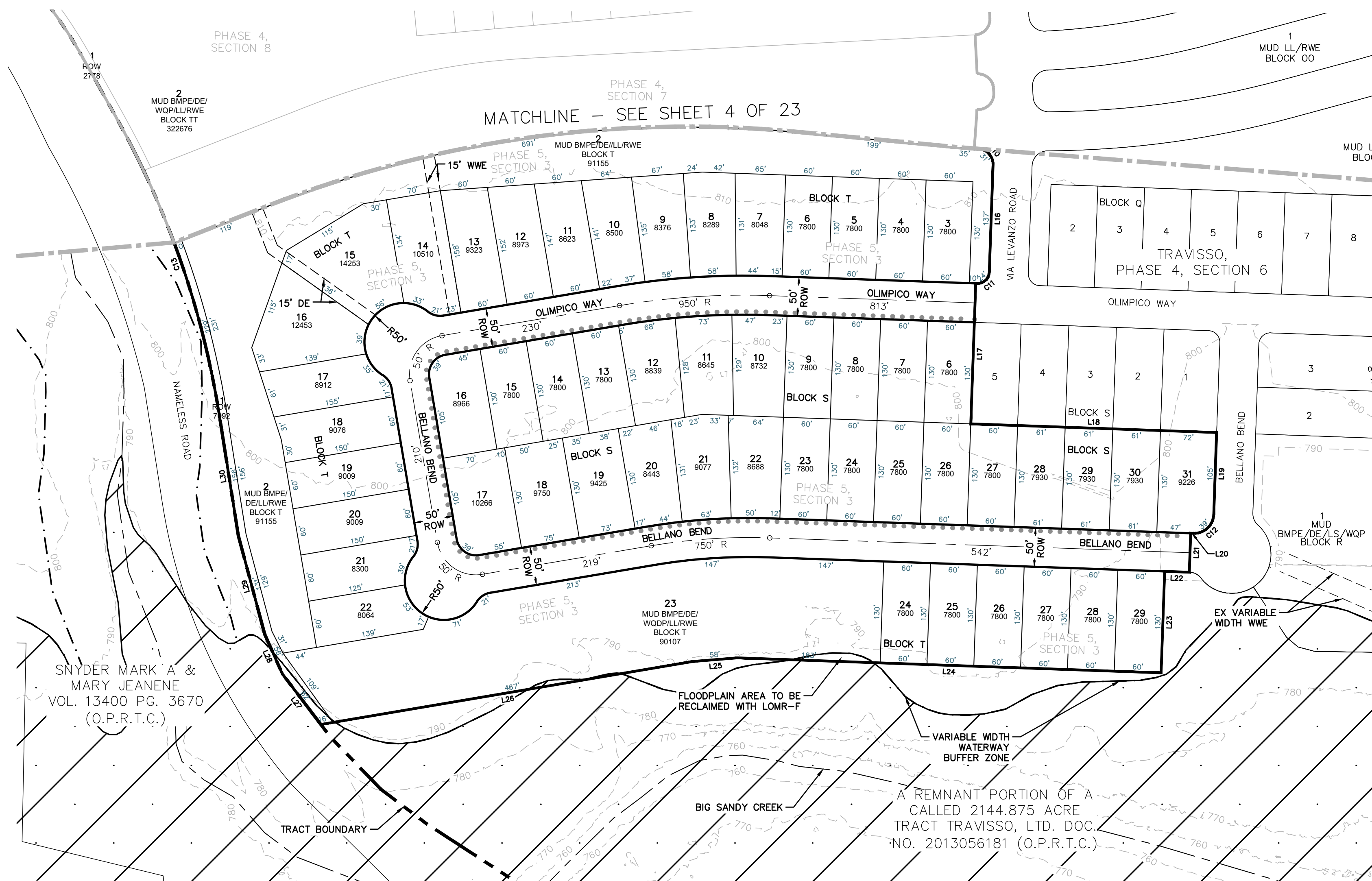
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TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028801

TRAVISSO
PHASE 4, SECTIONS 7-10
& PHASE 5, SECTION 3
OVERALL LAYOUT & PHASING PLAN

CITY JOB No. XX
JOB NO. 50892-18
DATE DECEMBER 2021
DESIGNER AD
CHECKED AC DRAWN AD
SHEET 3 OF 23

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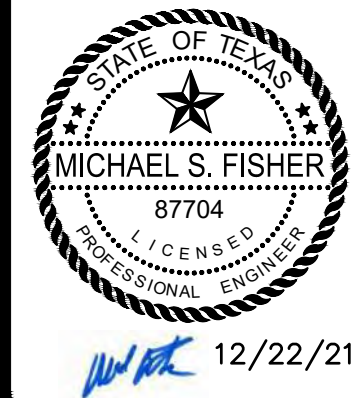


LEGEND

- TRACT BOUNDARY
- PLAT BOUNDARY
- PROPOSED PHASING
- SIDEWALKS
- WATERWAY BUFFER ZONE / RIPARIAN CORRIDOR SETBACK
- EXISTING CONTOUR LINE
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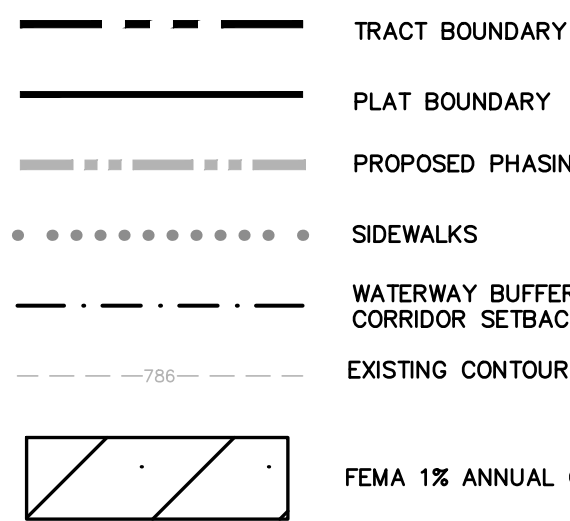


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TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

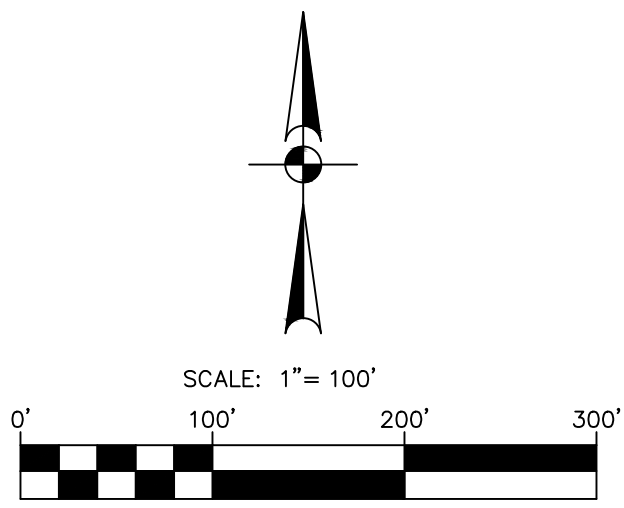
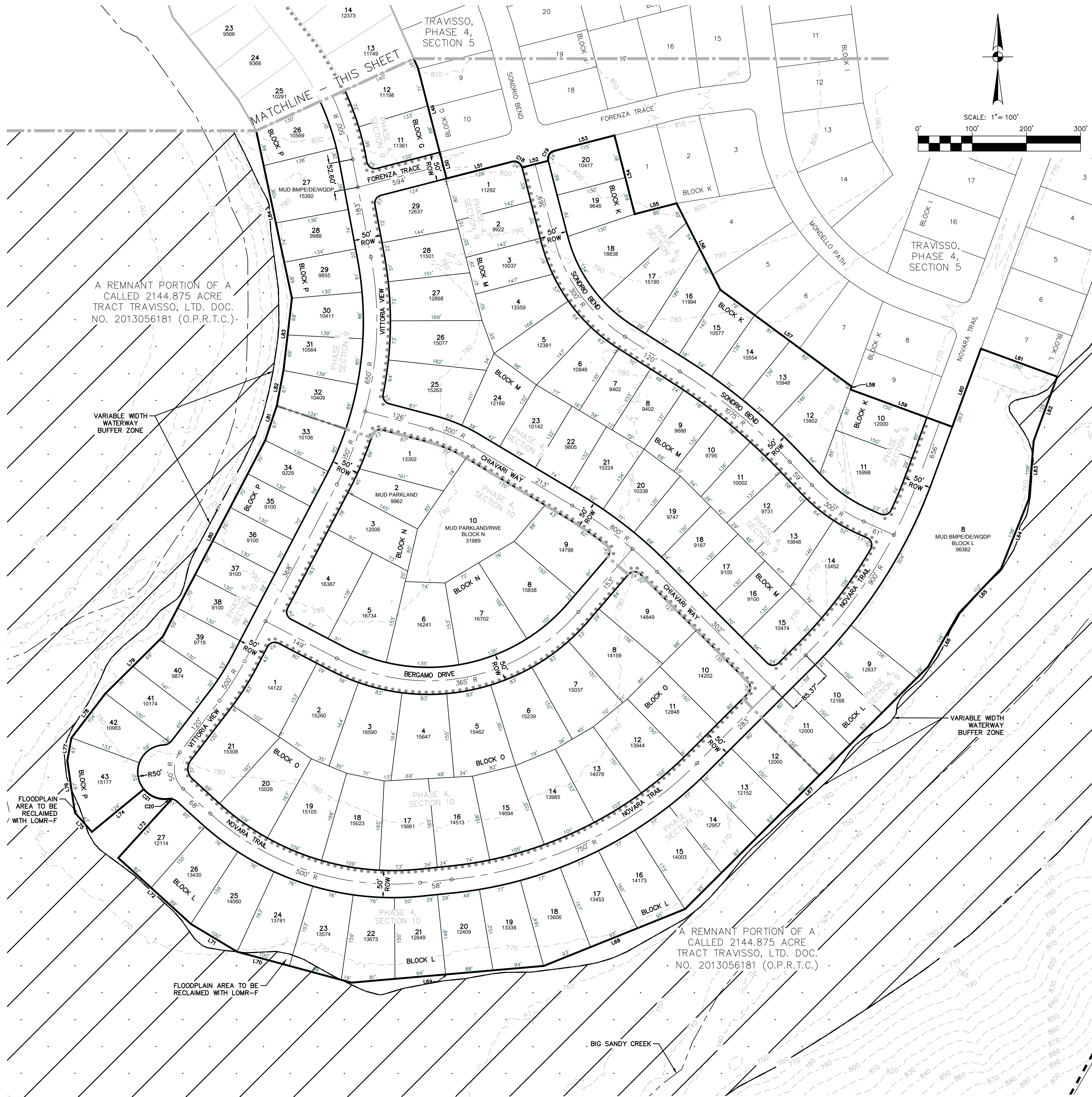
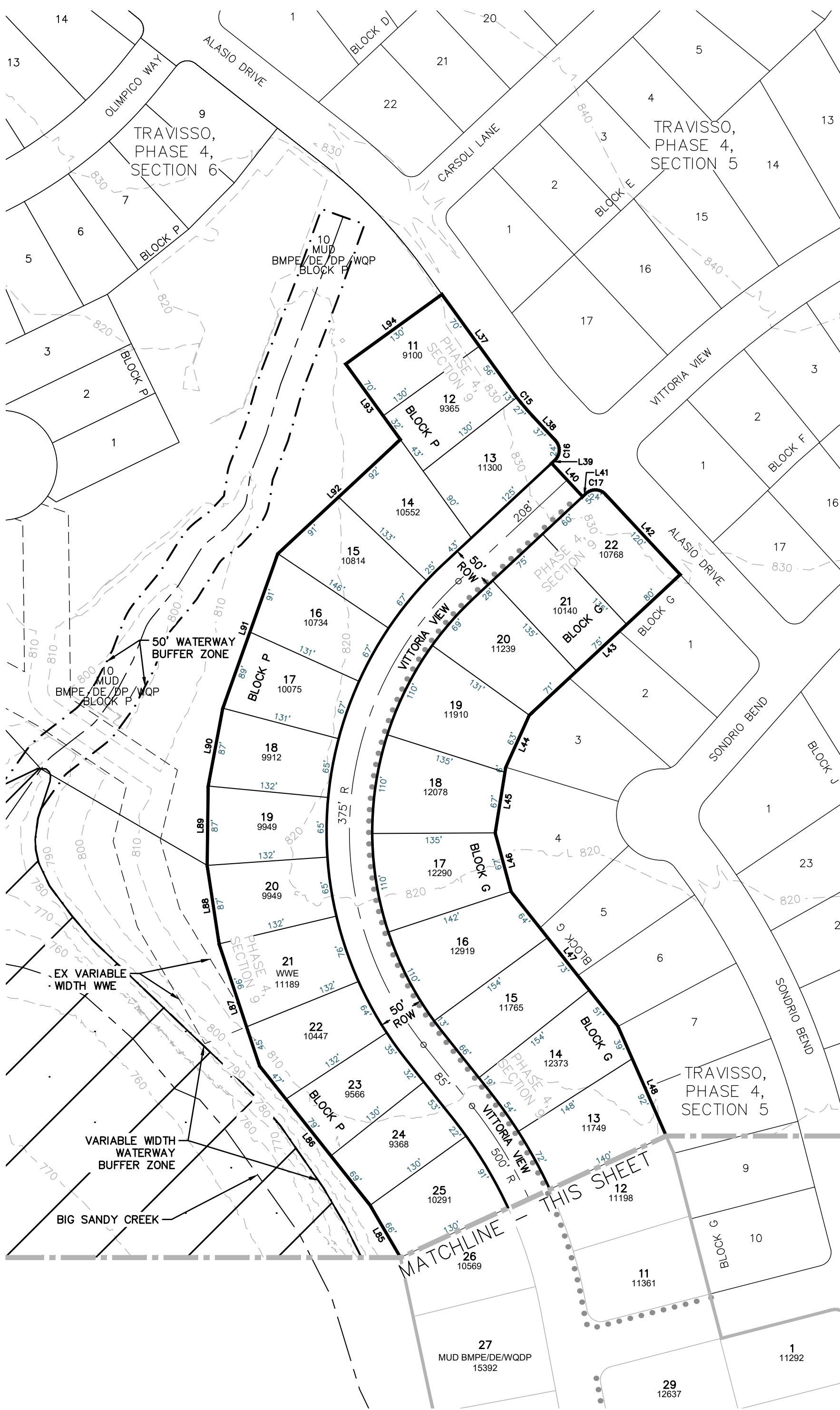
TRAVISSO
PHASE 4, SECTIONS 7-10
& PHASE 5, SECTION 3
PRELIMINARY PLAT 2 OF 3
(PHASE 5, SECTION 3)

CITY JOB No. XX
JOB NO. 50892-18
DATE DECEMBER 2021
DESIGNER AD
CHECKED AC DRAWN AD
SHEET 5 OF 23

LEGEND



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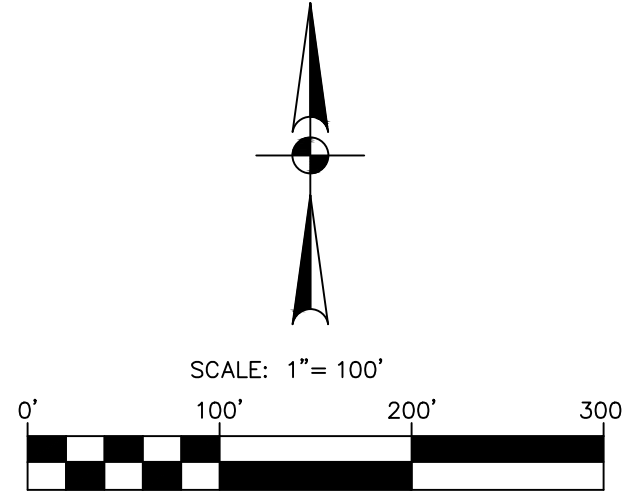
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TRAVISSO
 PHASE 4, SECTIONS 7-10
 & PHASE 5, SECTION 3
 PRELIMINARY PLAT 3 OF 3
 (PHASE 4, SECTIONS 9 & 10)

CITY JOB No.	XX
JOB NO.	50892-18
DATE	DECEMBER 2021
DESIGNER	AD
CHECKED	AC
DRAWN	AD
SHEET	6 OF 23

Date: Dec 22, 2021, 4:10pm User ID: ACHAVEZ
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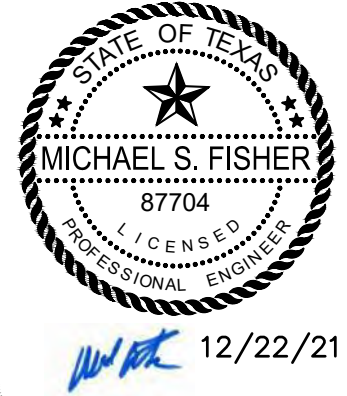
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 PLAT BOUNDARY
 PROPOSED PHASING
 WATERWAY BUFFER ZONE / RIPARIAN CORRIDOR SETBACK

	FEMA 1% ANNUAL CHANCE FLOODPLAIN
XXXX	LOT AREA (SF)
	SFC
	SFU
	SFS
	SFE
	SFR

TRAVISSO PARKWAY - 8' SIDEWALK BOTH SIDES
LOCAL STREETS - 4' SIDEWALK ONE SIDE ONLY
BMPE = BEST MANAGEMENT PRACTICE EASEMENT
DE = DRAINAGE EASEMENT
DP = DETENTION POND
LL = LANDSCAPE LOT
MUD = MUNICIPAL UTILITY DISTRICT
MUD PARKLAND = MUNICIPAL UTILITY DISTRICT PARKLAND
RWE = RECLAIMED WATER EASEMENT
ROW = RIGHT OF WAY
WQDP = WATER QUALITY DETENTION POND
WQP = WATER QUALITY POND
WRE = WATER EASEMENT
WWE = WASTEWATER EASEMENT

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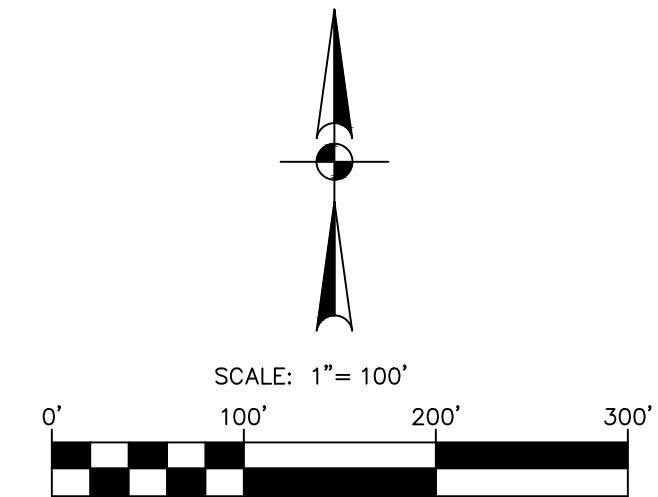
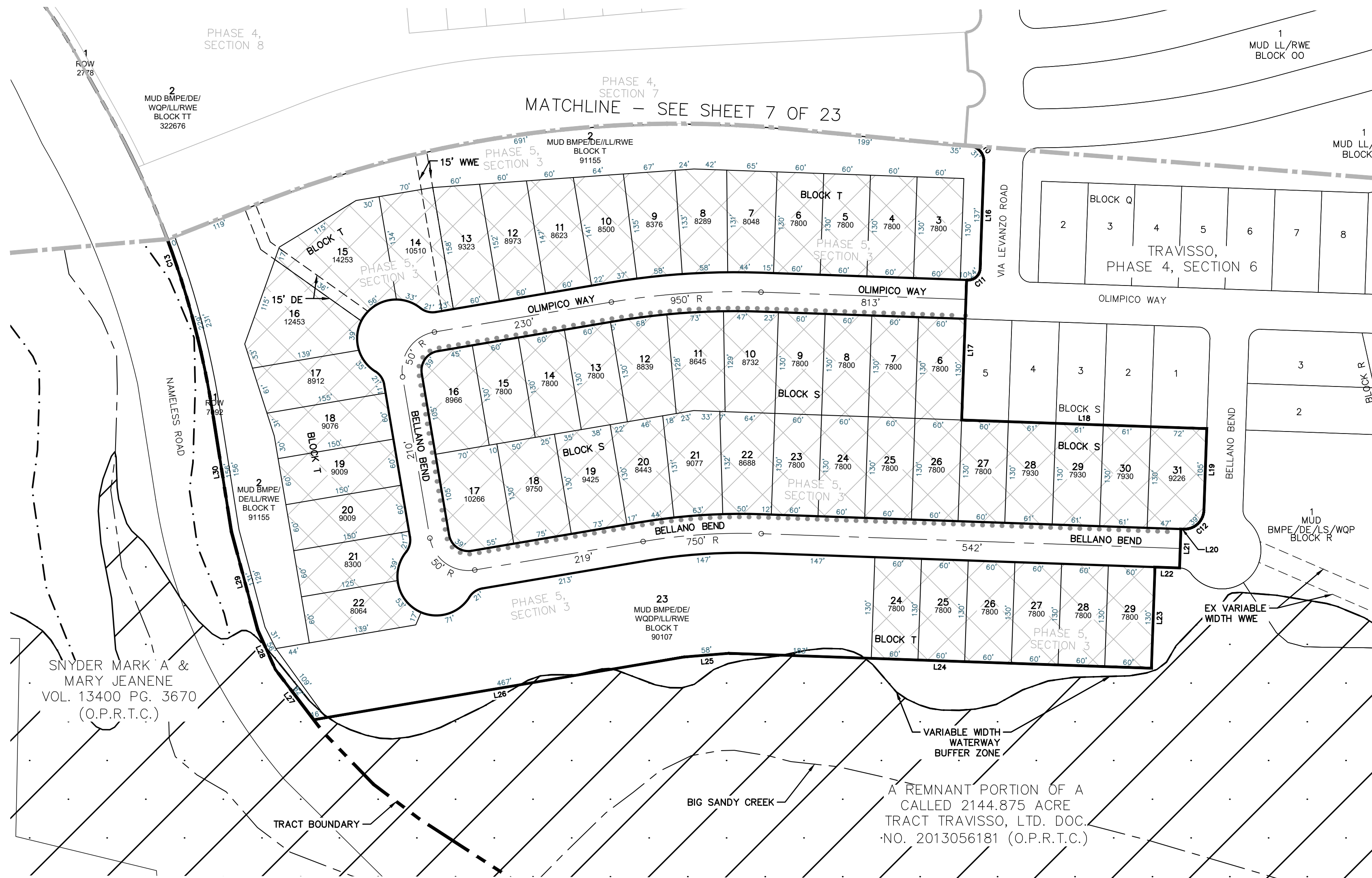
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ENGINEERS**

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10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TSPS FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028801

TRAVISSO
PHASE 4, SECTIONS 7 -10
& PHASE 5, SECTION 3
ZONING MAP 1 OF 3
(PHASE 4, SECTIONS 7 & 8)

CITY JOB No. XX
JOB NO. 50892-18
DATE DECEMBER 2021
DESIGNER AD
CHECKED AC DRAWN AD
SHEET 7 OF 23

Date: Dec 22, 2021, 4:11pm User ID: ACHAVEZ
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- LEGEND**
- TRACT BOUNDARY
 - PLAT BOUNDARY
 - PROPOSED PHASING
 - WATERWAY BUFFER ZONE / RIPARIAN CORRIDOR SETBACK
 - FEMA 1% ANNUAL CHANCE FLOODPLAIN

- XXXX LOT AREA (SF)
- SFC
 - SFU
 - SFS
 - SFE
 - SFR

- TRAVISSE PARKWAY - 8' SIDEWALK BOTH SIDES
LOCAL STREETS - 4' SIDEWALK ONE SIDE ONLY
BMPE = BEST MANAGEMENT PRACTICE EASEMENT
DE = DRAINAGE EASEMENT
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MUD PARKLAND = MUNICIPAL UTILITY DISTRICT PARKLAND
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ROW = RIGHT OF WAY
WQDP = WATER QUALITY DETENTION POND
WQP = WATER QUALITY POND
WIRE = WATER EASEMENT
WWE = WASTEWATER EASEMENT

NO.	REVISION	DATE



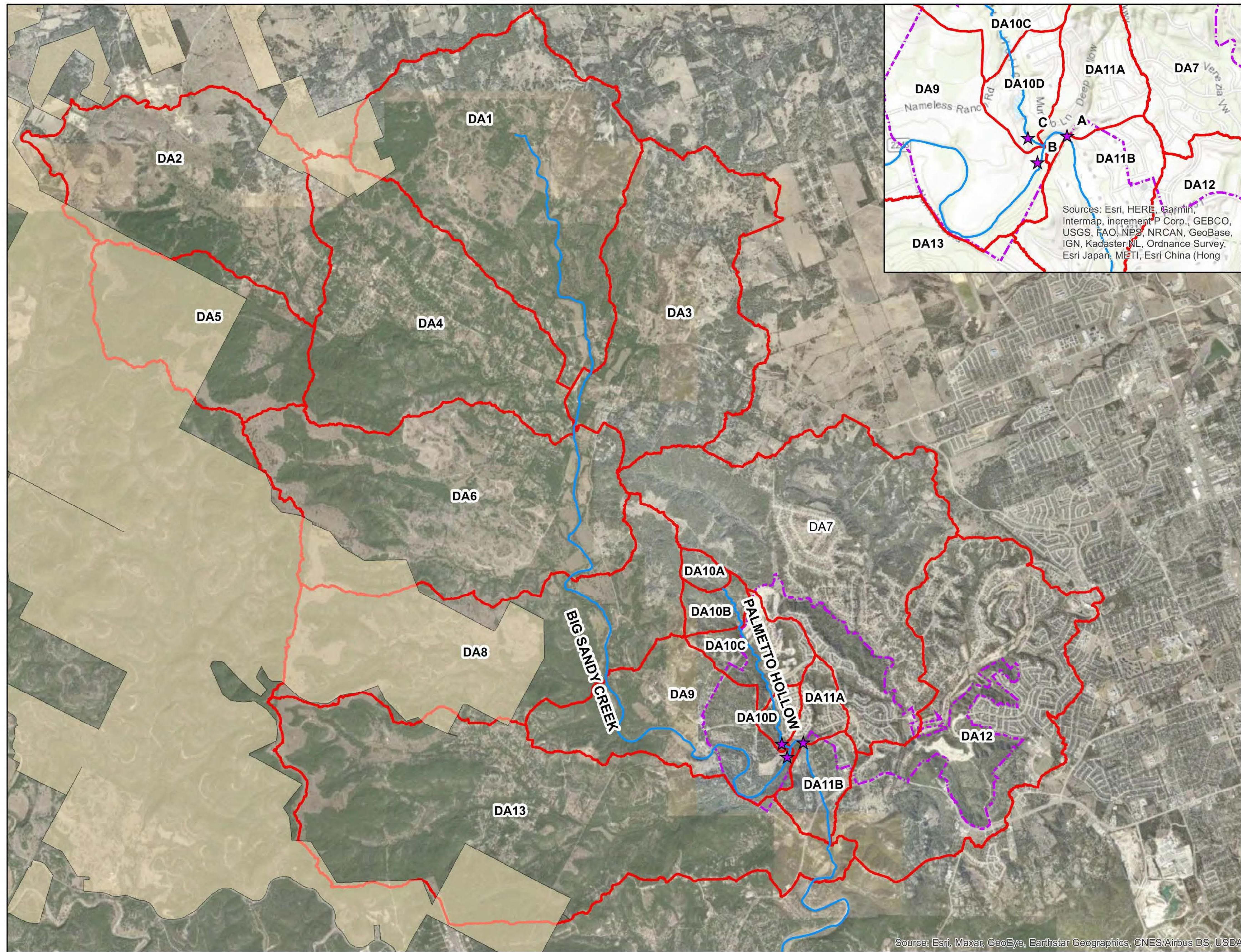
**PAPE-DAWSON
ENGINEERS**
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1801 N. MOORE AVE., SUITE 300 | AUSTIN, TX 78758 | 512.464.8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

TRAVISSE
PHASE 4, SECTIONS 7-10
& PHASE 5, SECTIONS 3-6
ZONING MAP 2 OF 3
(PHASE 5, SECTION 3)

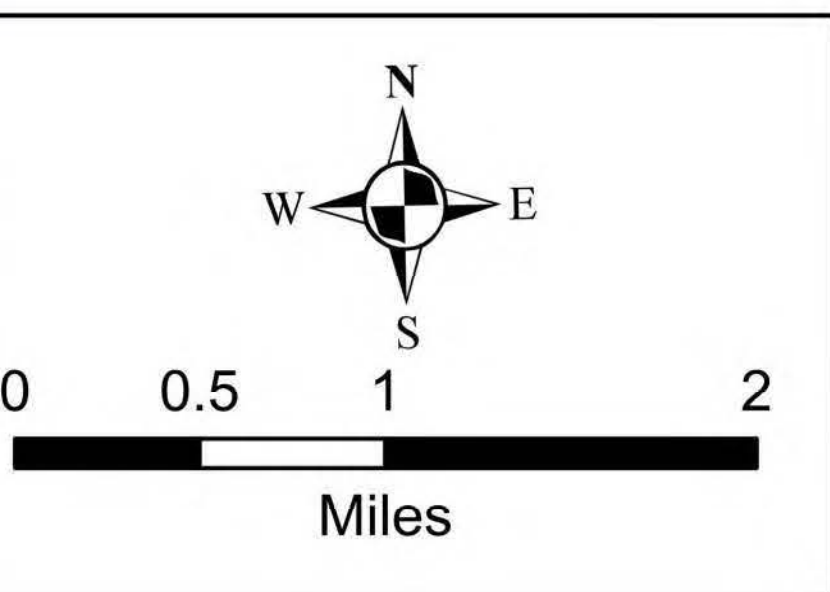
CITY JOB No. XX
JOB NO. 50892-18
DATE DECEMBER 2021
DESIGNER AD
CHECKED AC DRAWN AD
SHEET 8 OF 23

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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA



TRAVISSO LTD
DEVELOPMENT



- Legend
- ★ COMPUTATION POINT
 - Balcones Canyonland Preserve
 - EX DRAINAGE BASINS
 - TRAVISSO PROPERTY

FIGURE B - EX DRAINAGE BASINS
12/20/21

NO.	REVISION	DATE

**PAPE-DAWSON
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TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

TRAVISSO
PHASE 4, SECTIONS 7-10
& PHASE 5, SECTION 3
EXISTING DRAINAGE AREA MAP

CITY JOB No.	XX
JOB NO.	50892-18
DATE	DECEMBER 2021
DESIGNER	AD
CHECKED	AC DRAWN AD
SHEET	10 OF 23

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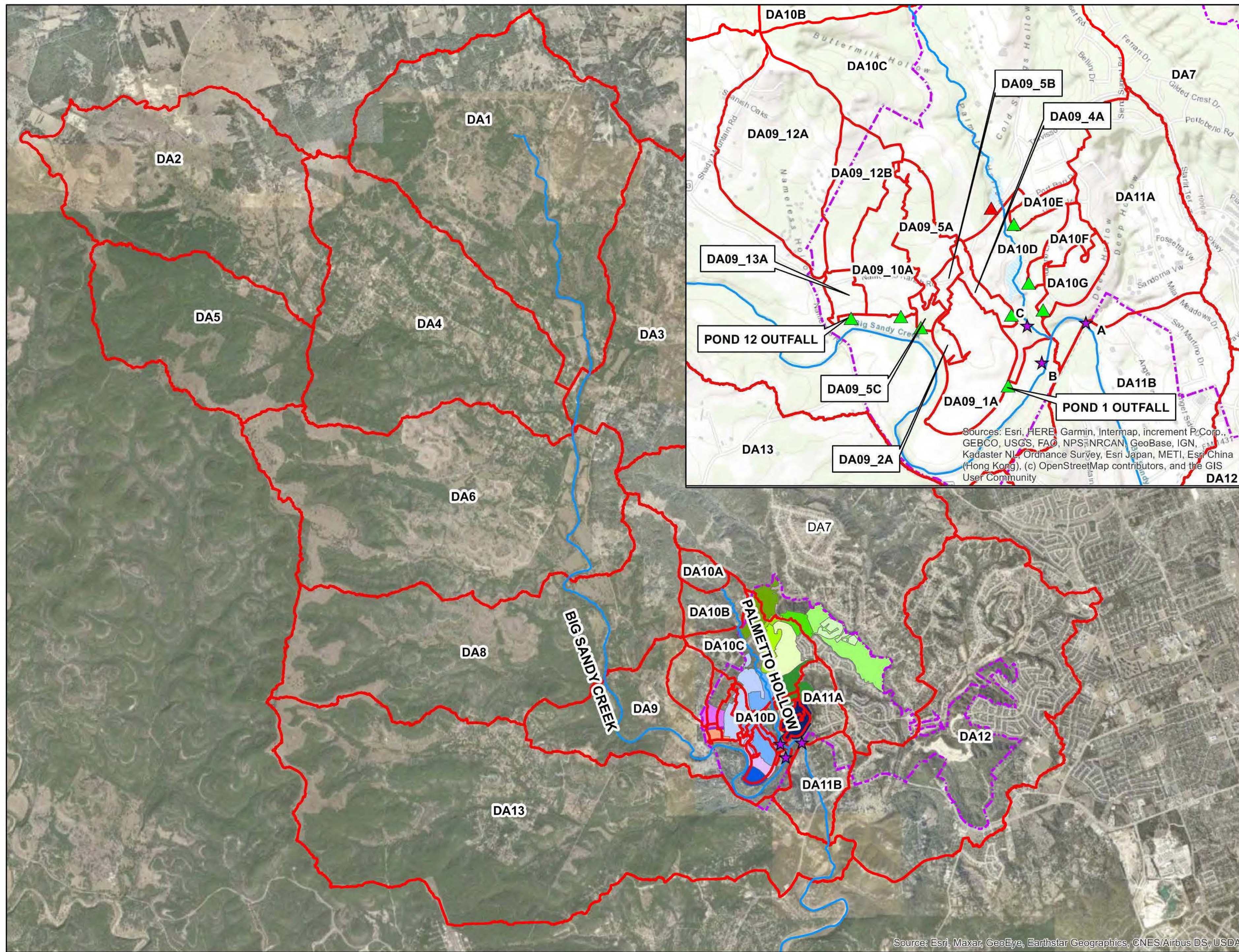
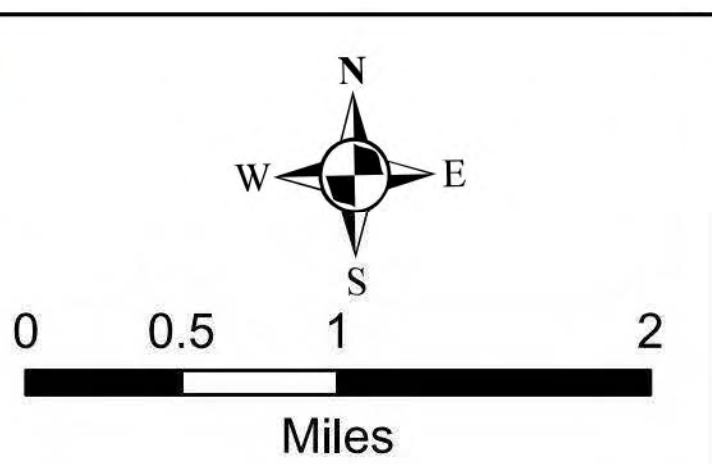


FIGURE D - PROPOSED DRAINAGE BASINS
10/30/21

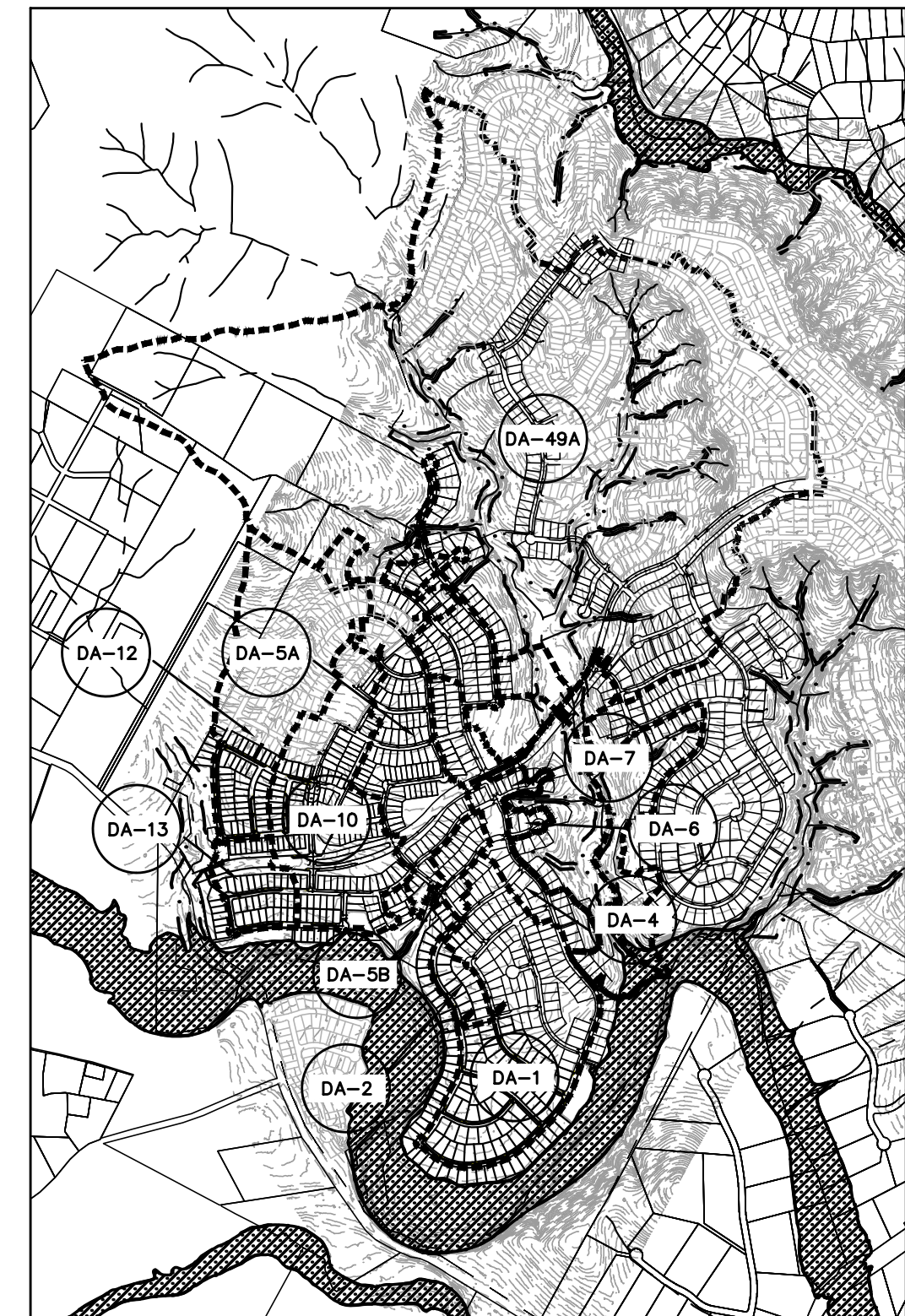
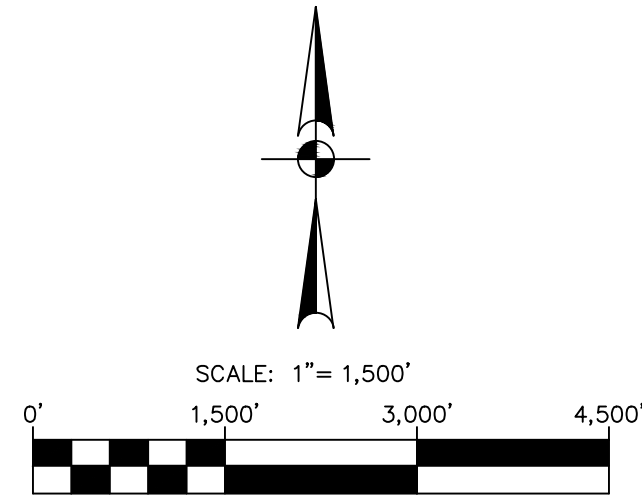


TRAVISSO LTD
DEVELOPMENT



Legend

- ★ COMPUTATION POINT
- TRAVISSO PROPERTY
- PHASES
 - Phase 3, Section 1 & 3
 - Phase 3, Section 10
 - Phase 3, Section 2
 - Phase 3, Section 4
 - Phase 3, Section 5A
 - Phase 3, Section 5B
 - Phase 3, Section 6
 - Phase 3, Section 8
 - Phase 3, Section 9
 - Phase 4, Section 1, 2, & 3
 - Phase 4, Section 10
 - Phase 4, Section 4 & 5
 - Phase 4, Section 6
 - Phase 4, Section 7
 - Phase 4, Section 8
 - Phase 4, Section 9
 - Phase 5, Section 3
- ▲ NVRD DAM IMPROVEMENTS
- ▲ 2-YR DETENTION POND



WATER QUALITY DRAINAGE AREA MAP
SCALE 1" = 1,500'

BMP IMPROVEMENTS SUMMARY				
DRAINAGE AREA ID	WQP ID	PROPOSED AREA (AC)	PROPOSED IC _{eff}	WQV (ft ³)
DA-1	1	60.50	36%	149,176
DA-2	2	6.04	40%	16,348
DA-4	4	11.77	31%	25,854
DA-5A	5A	33.01	38%	85,880
DA-5B	5B	6.14	37%	15,589
DA-6	6	2.01	38%	5,291
DA-7	7	2.05	37%	5,215
DA-8	8	8.56	42%	24,631
DA-9	9	11.32	38%	29,387
DA-10	10	48.37	37%	122,546
DA-12	12	50.08	32%	113,240
DA-13	13	8.31	35%	20,356



12/22/21
FOR WATER QUALITY CALCS. ONLY

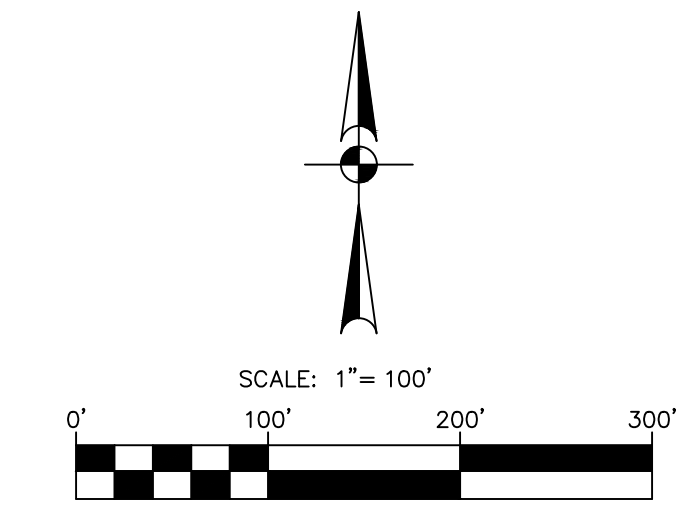
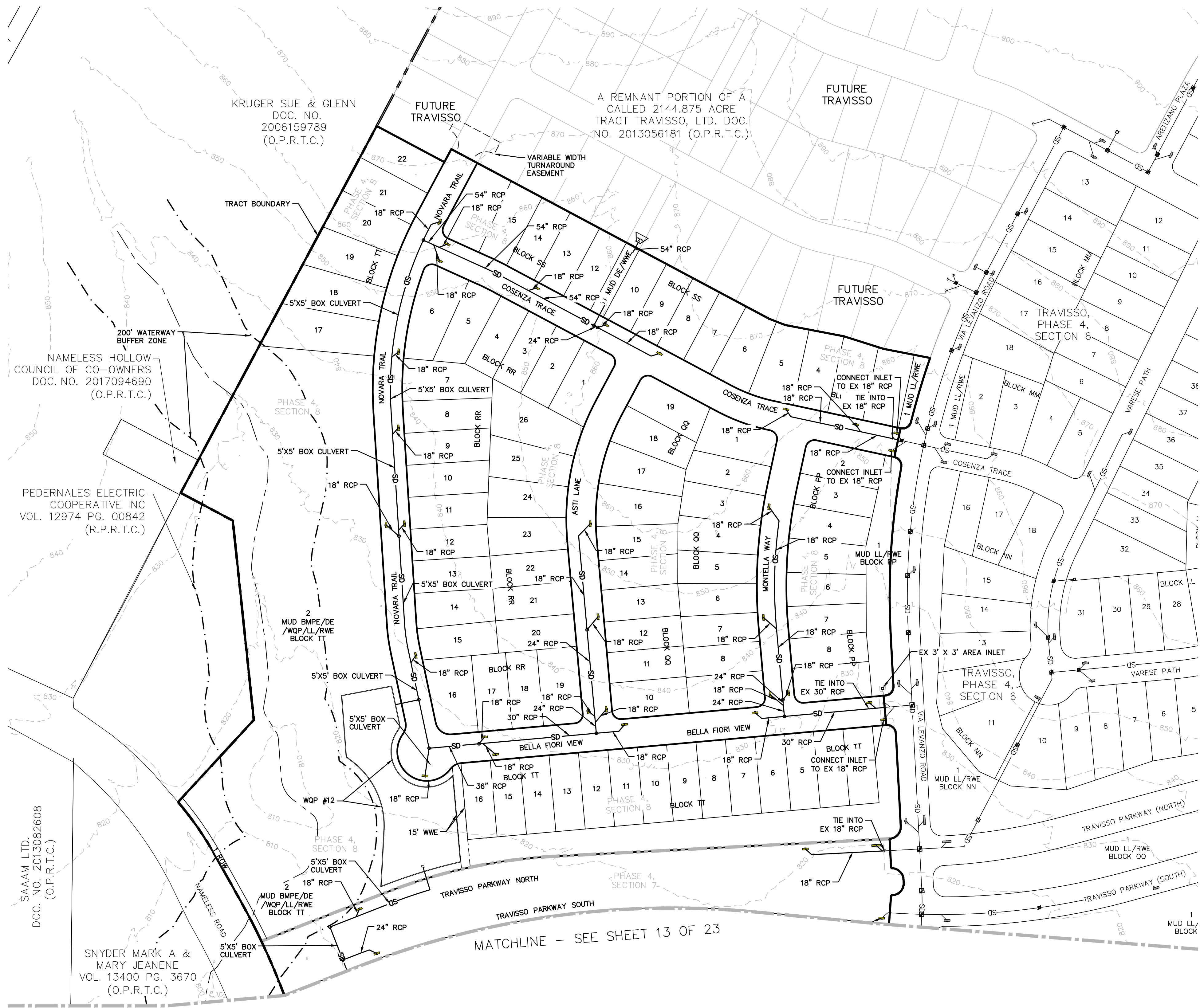
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TRAVISSO
PHASE 4, SECTIONS 7-10
& PHASE 5, SECTION 3
DEVELOPED DRAINAGE AREA MAP

CITY JOB No. XX
JOB NO. 50892-18
DATE DECEMBER 2021
DESIGNER AD
CHECKED AC DRAWN AD
SHEET 11 OF 23

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LEGEND

- TRACT BOUNDARY
- PLAT BOUNDARY
- PROPOSED PHASING
- WATERWAY BUFFER ZONE / RIPARIAN CORRIDOR SETBACK
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- SD - STORM DRAIN LINE & MH
- CURB INLET

- BMPE = BEST MANAGEMENT PRACTICE EASEMENT
- DE = DRAINAGE EASEMENT
- DP = DETENTION POND
- LL = LANDSCAPE LOT
- MUD = MUNICIPAL UTILITY DISTRICT
- MUD PARKLAND = MUNICIPAL UTILITY DISTRICT PARKLAND
- RWE = RECLAIMED WATER EASEMENT
- ROW = RIGHT OF WAY
- WQDP = WATER QUALITY DETENTION POND
- WQP = WATER QUALITY POND
- WTE = WATER EASEMENT
- WWE = WASTEWATER EASEMENT

NO.	REVISION	DATE



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TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028801

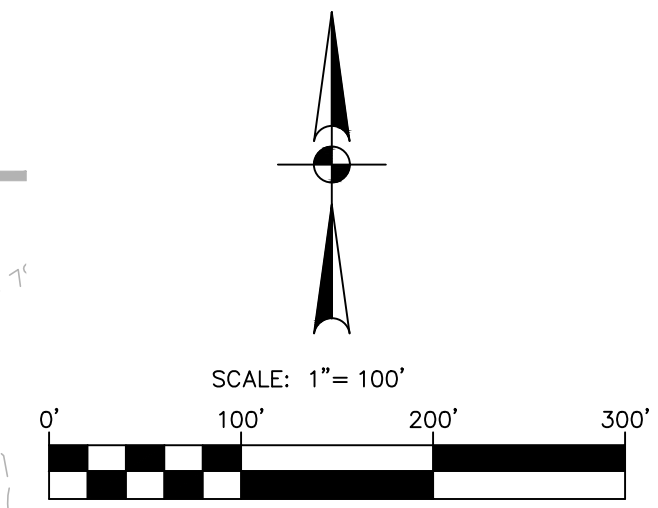
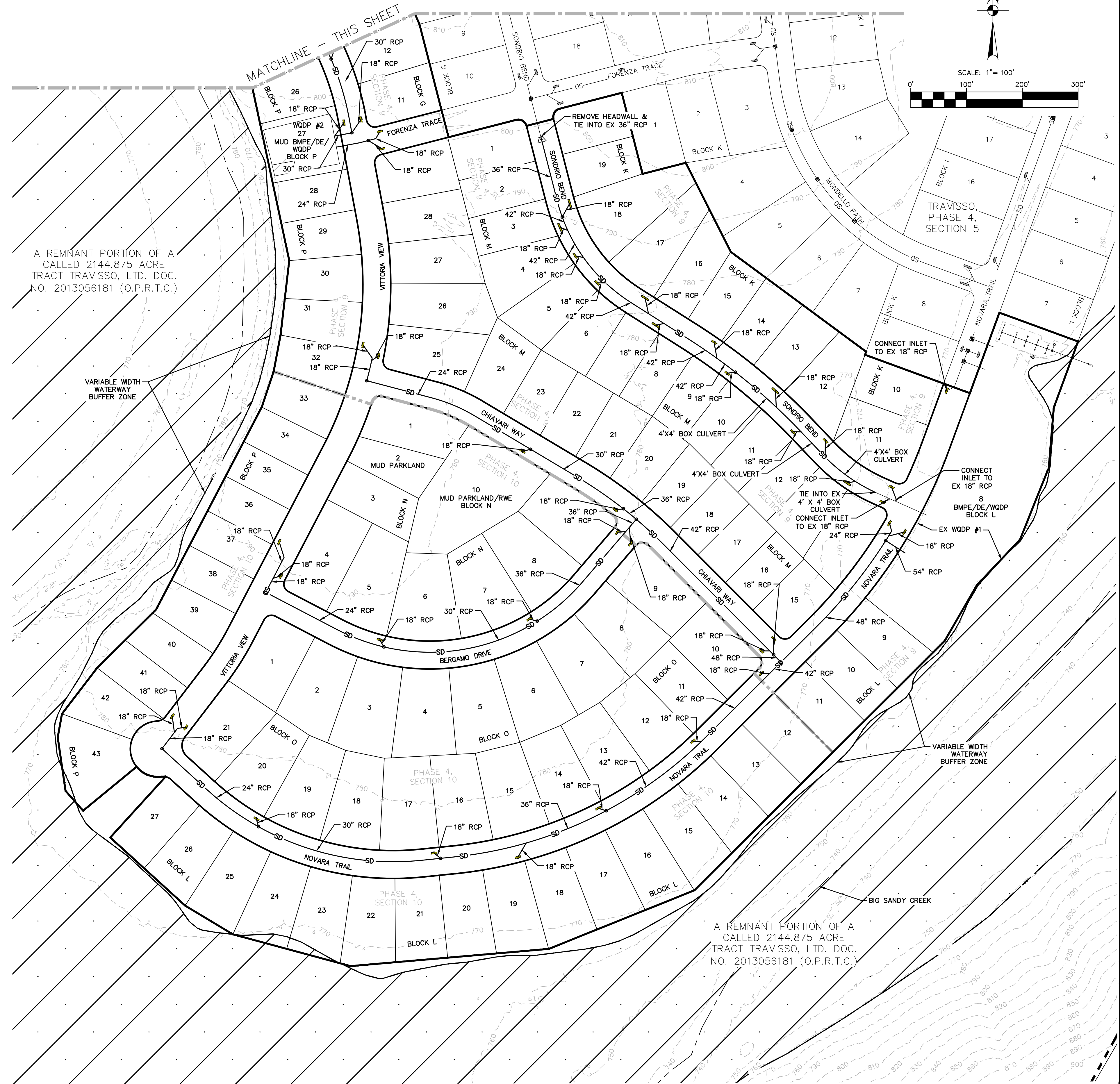
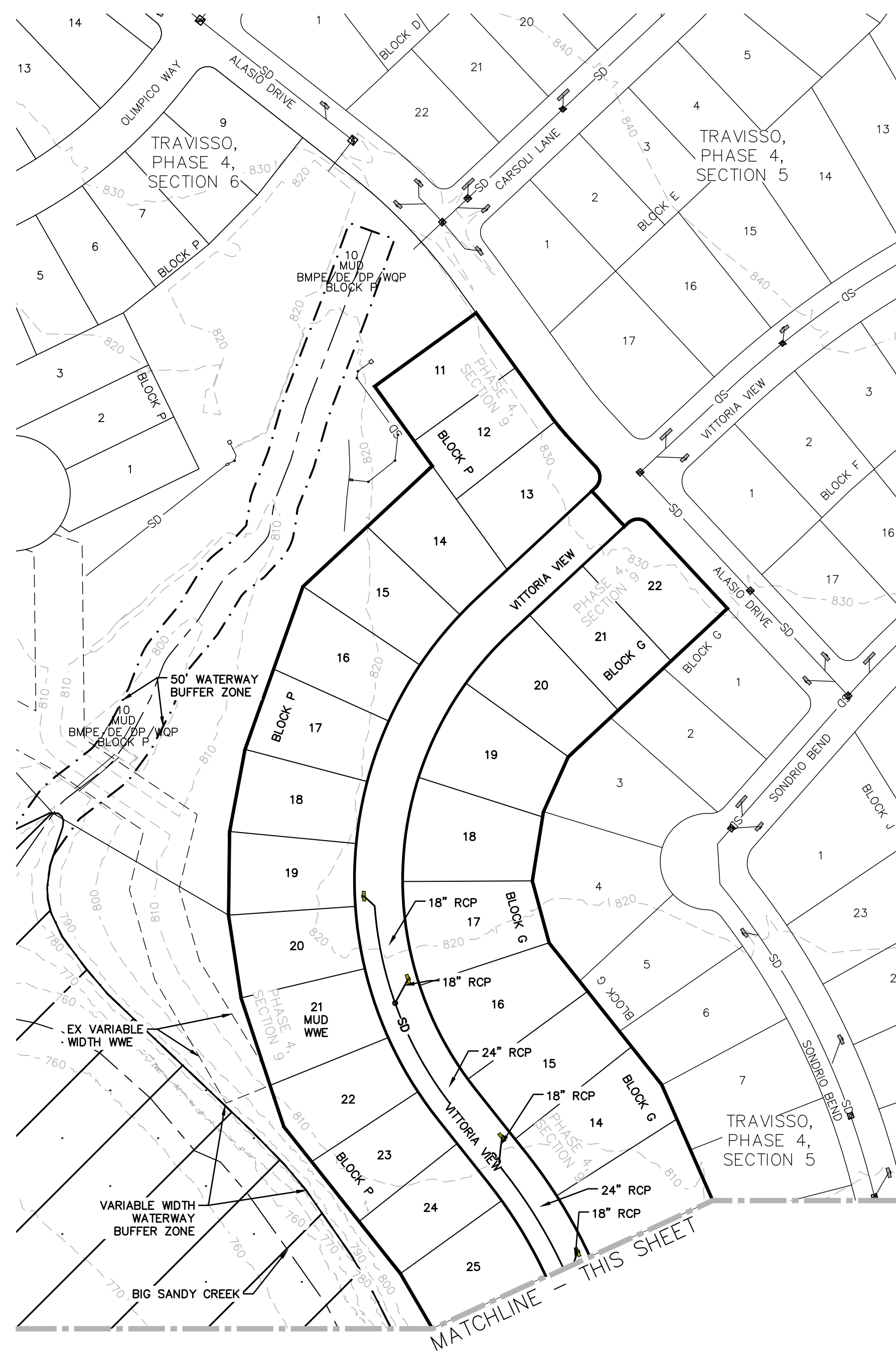
TRAVISSE
PHASE 4, SECTIONS 7-10
& PHASE 5, SECTION 3
STORM DRAIN LAYOUT 1 OF 3
(PHASE 4, SECTIONS 7 & 8)

CITY JOB NO.	XX
JOB NO.	50892-18
DATE	DECEMBER 2021
DESIGNER	AD
CHECKED	AC
DRAWN	AD
SHEET	12 OF 23

Legend for the Right-of-Way (ROW) map:

- TRACT BOUNDARY (Thick solid line)
- PLAT BOUNDARY (Thin solid line)
- PROPOSED PHASING (Dashed line)
- WATERWAY BUFFER ZONE / RIPARIAN CORRIDOR SETBACK (Line with cross-ticks)
- FEMA 1% ANNUAL CHANCE FLOODPLAIN (Hatched area)
- STORM DRAIN LINE & MH (Line with a circle and 'SD' label)
- CURB INLET (Small rectangle)

BMPE = BEST MANAGEMENT PRACTICE EASEMENT
DE = DRAINAGE EASEMENT
DP = DETENTION POND
LL = LANDSCAPE LOT
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MUD PARKLAND = MUNICIPAL UTILITY DISTRICT PARKLAND
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WQP = WATER QUALITY POND
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WWE = WASTEWATER EASEMENT

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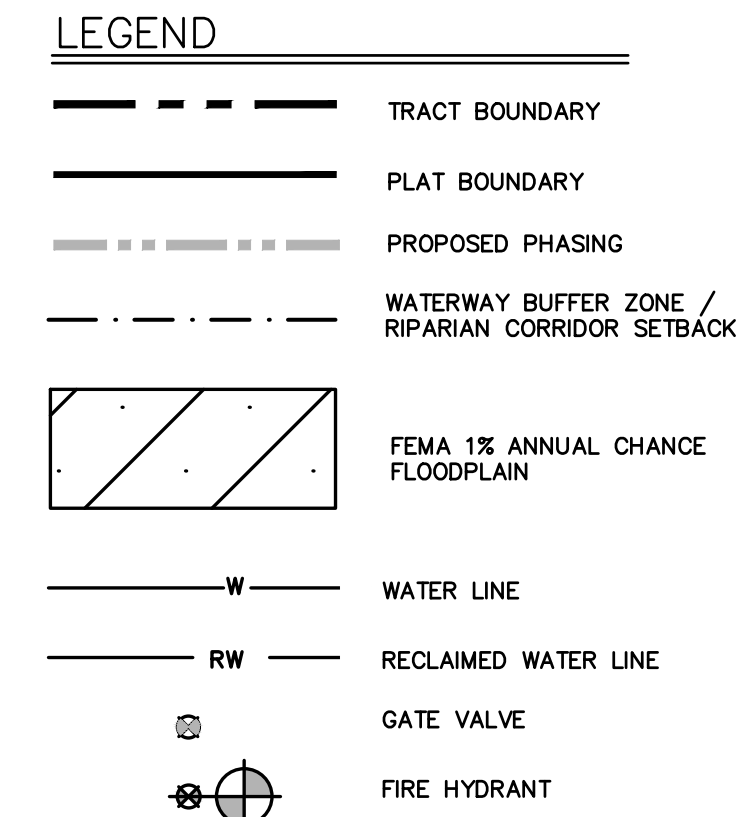
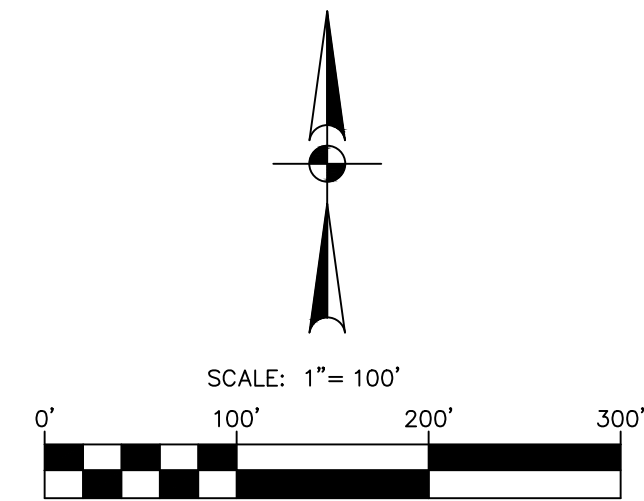
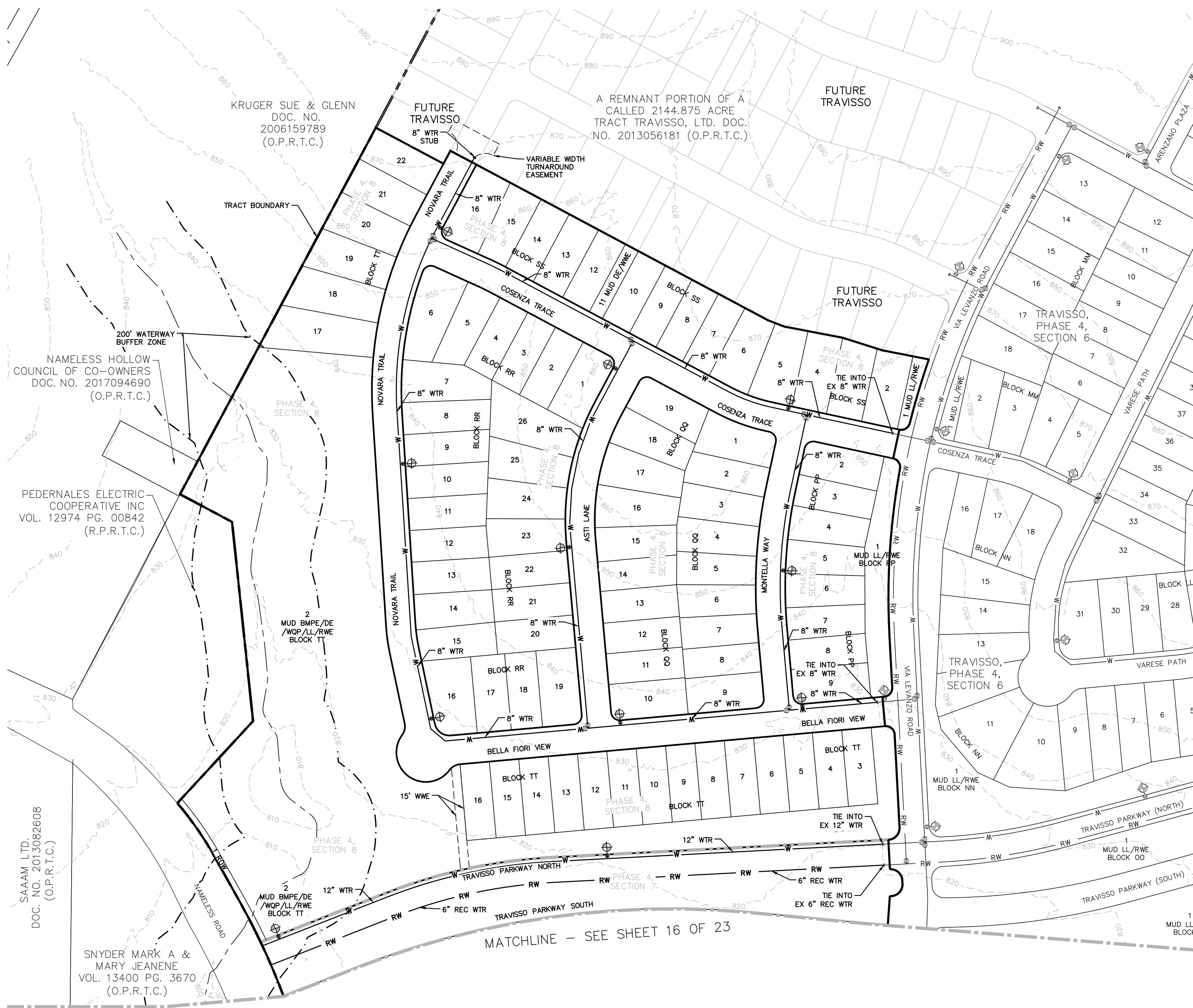
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 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TRAVISSO
PHASE 4, SECTIONS 7 -10
& PHASE 5, SECTION 3
STORM DRAIN LAYOUT 3 OF 3
(PHASE 4, SECTIONS 9 & 10)

CITY JOB No. XX
JOB NO. 50892-18
DATE DECEMBER 2021
DESIGNER AD
CHECKED AC DRAWN AD
SHEET 14 OF 23

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BMPE = BEST MANAGEMENT PRACTICE EASEMENT
DE = DRAINAGE EASEMENT
DP = DETENTION POND
LL = LANDSCAPE LOT
MUD = MUNICIPAL UTILITY DISTRICT
MUD PARKLAND = MUNICIPAL UTILITY DISTRICT PARKLAND
RWE = RECLAIMED WATER EASEMENT
ROW = RIGHT OF WAY
WQDP = WATER QUALITY DETENTION POND
WQP = WATER QUALITY POND
WTR = WATER EASEMENT
WWE = WASTEWATER EASEMENT

NOTE:
1. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. CONTRACTOR IS TO VERIFY LOCATIONS ON ALL EXISTING UTILITY LINES PRIOR TO COMMENCING WORK.
2. HIGHEST PRESSURE: 163 PSI
3. LOWEST PRESSURE: 119 PSI
4. THE FOLLOWING LOTS WILL REQUIRE PRVS AT THE METER: LOTS 10-20, BLOCK K; LOTS 9-27, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-10, BLOCK N; LOTS 1-21, BLOCK O; LOTS 27-43, BLOCK P; LOTS 17-31, BLOCK S; & LOTS 20-29, BLOCK T.

Water Design	
Population	= LUEs X 3.5 persons/LUE = 271 X 3.5 persons/LUE = 948.5 persons
Average Daily Demand	= 269 gallons/persons/day * LUEs * 1 day/1440 minutes = 50.6 gpm = 72,899.0 gpd
Peak Hour Demand	= 900 gallons/persons/day * persons * 1 day/1440 minutes = 592.8 gpm = 853,650.0 gpd
Peak Day Demand	= 530 gallons/persons/day * persons * 1 day/1440 minutes = 349.1 gpm = 502,705.0 gpd
Fire Demand	= 1000 gallons/minute X per residential, single family, < 3,600 sq ft = 76,000.0 gpm = 109,440,000.0 gpd = 1500 gallons/minute X per residential, single family, > 3,600 sq ft = 292,500.0 gpm = 421,200,000.0 gpd

TRAVISSO
PHASE 4, SECTIONS 7-10
& PHASE 5, SECTION 3
WATER LAYOUT 1 OF 3
(PHASE 4, SECTIONS 7 & 8)

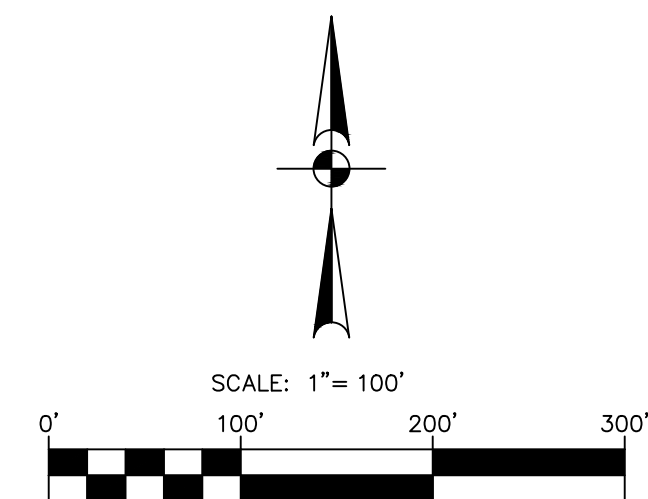
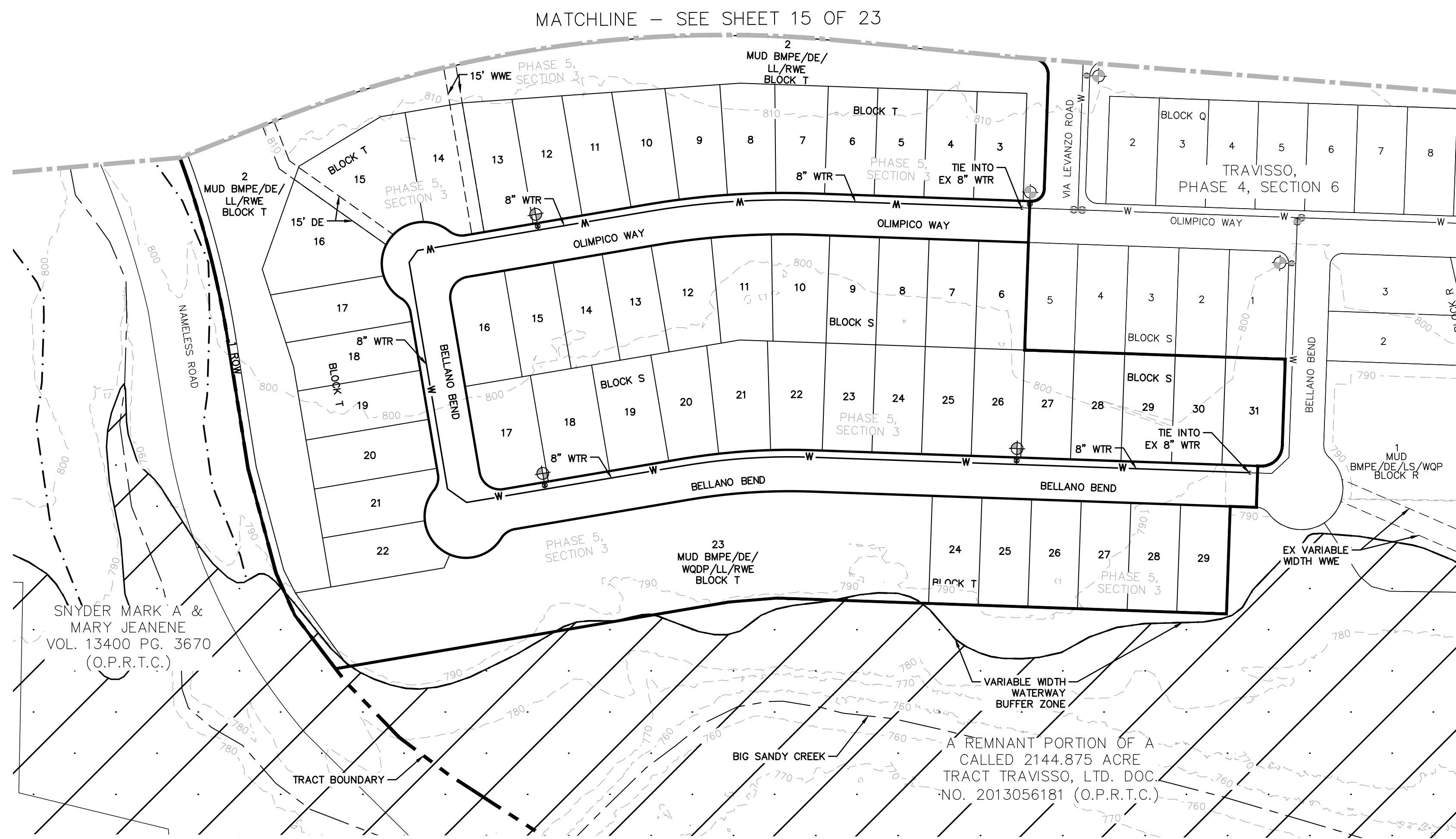
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JOB NO. 50892-18
DATE DECEMBER 2021
DESIGNER AD
CHECKED AC DRAWN AD
SHEET 15 OF 23

STATE OF TEXAS
MICHAEL S. FISHER
87704
12/22/21

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ENGINEERS
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1800 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78758 | 512-464-8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

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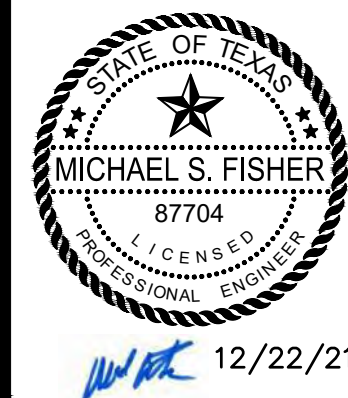
LEGEND

- TRACT BOUNDARY
- PLAT BOUNDARY
- PROPOSED PHASING
- WATERWAY BUFFER ZONE / RIPARIAN CORRIDOR SETBACK
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- WATER LINE
- RECLAIMED WATER LINE
- GATE VALVE
- FIRE HYDRANT

- BMPE = BEST MANAGEMENT PRACTICE EASEMENT
- DE = DRAINAGE EASEMENT
- DP = DETENTION POND
- LL = LANDSCAPE LOT
- MUD = MUNICIPAL UTILITY DISTRICT
- MUD PARKLAND = MUNICIPAL UTILITY DISTRICT PARKLAND
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- WQP = WATER QUALITY POND
- WTR = WATER EASEMENT
- WWE = WASTEWATER EASEMENT

- NOTE:
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 - HIGHEST PRESSURE: 163 PSI
 - LOWEST PRESSURE: 119 PSI
 - THE FOLLOWING LOTS WILL REQUIRE PRVS AT THE METER: LOTS 10-20, BLOCK K; LOTS 9-27, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-10, BLOCK N; LOTS 1-21, BLOCK O; LOTS 27-43, BLOCK P; LOTS 17-31, BLOCK S; & LOTS 20-29, BLOCK T.

NO.	REVISION	DATE

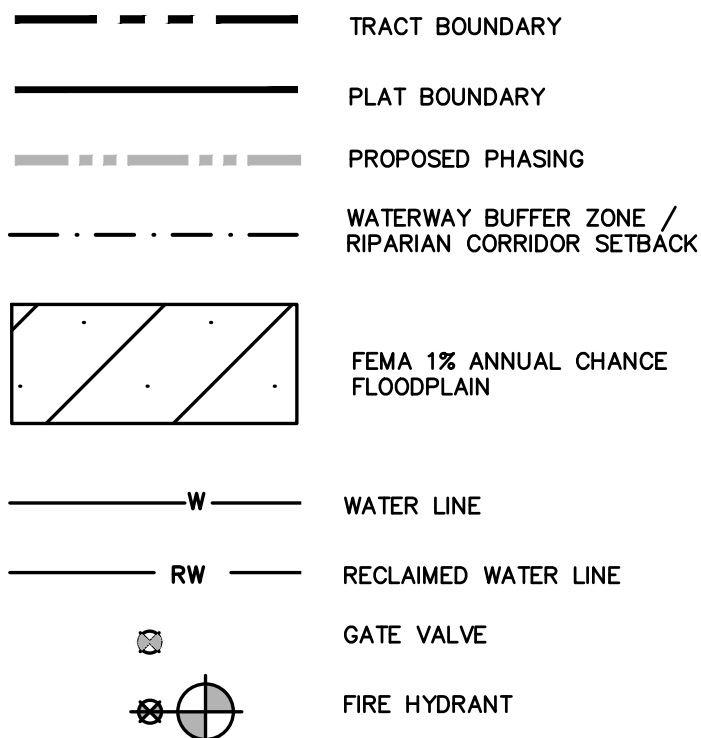


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TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028801

TRAVISSO
PHASE 4, SECTIONS 7-10
& PHASE 5, SECTION 3
WATER LAYOUT 2 OF 3
(PHASE 5, SECTION 3)

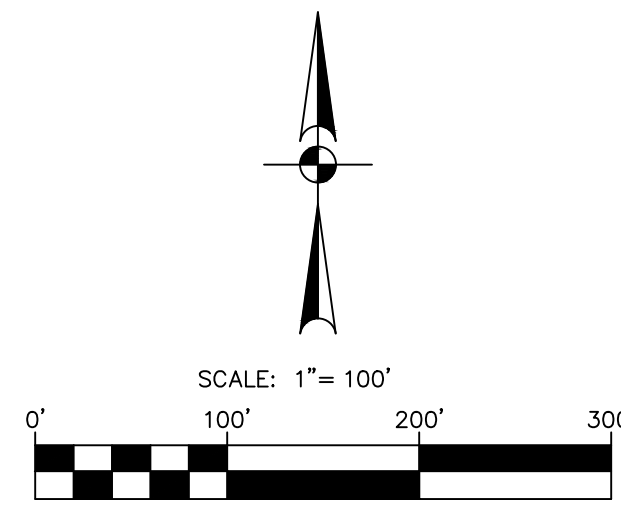
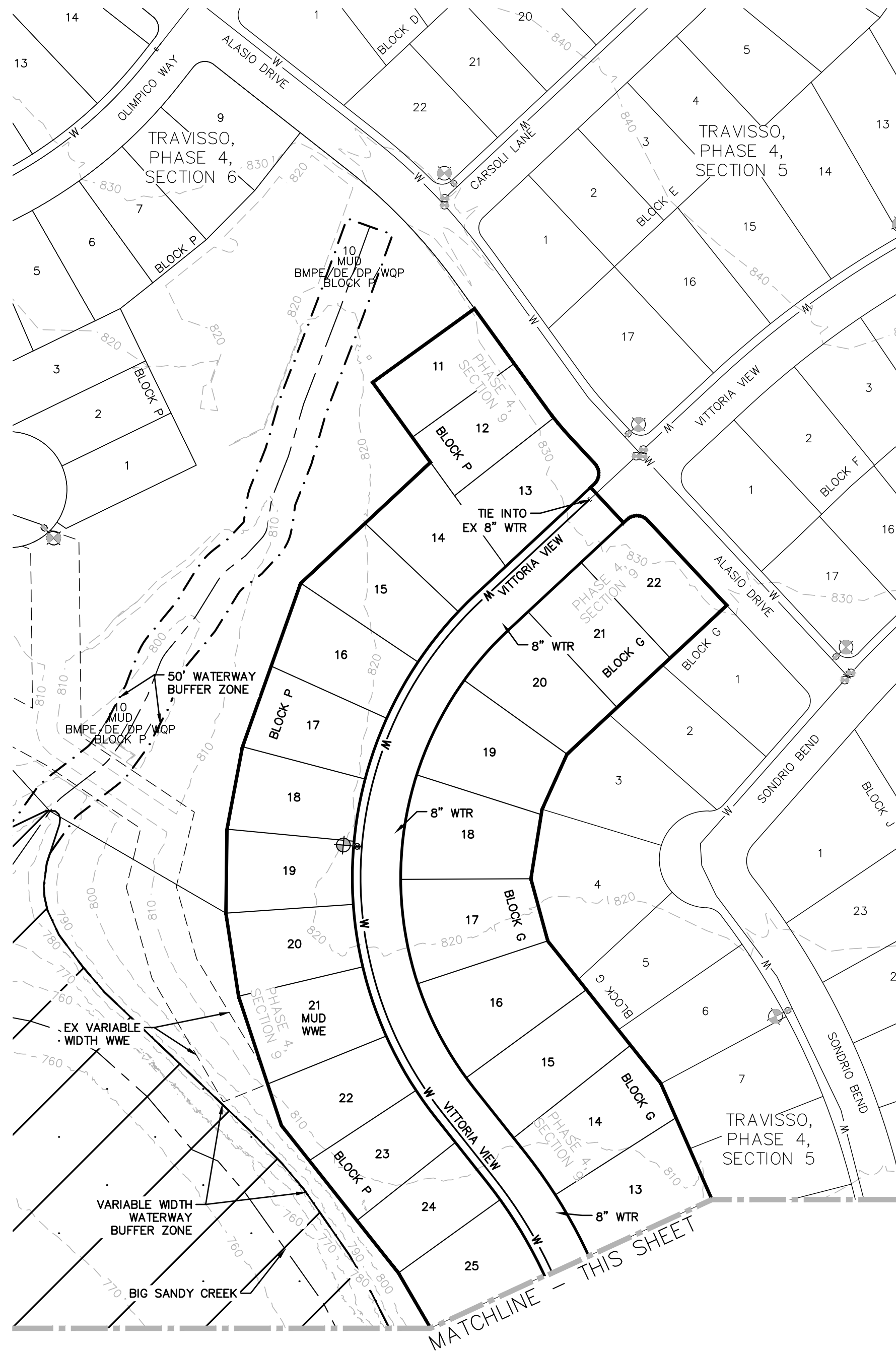
CITY JOB No. XX
JOB NO. 50892-18
DATE DECEMBER 2021
DESIGNER AD
CHECKED AC DRAWN AD
SHEET 16 OF 23

LEGEND



BMPE = BEST MANAGEMENT PRACTICE EASEMENT
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3. LOWEST PRESSURE: 119 PSI
4. THE FOLLOWING LOTS WILL REQUIRE PRVS AT THE METER: LOTS 10-20, BLOCK K; LOTS 9-27, BLOCK L; LOTS 1-29, BLOCK M; LOTS 1-10, BLOCK N; LOTS 1-21, BLOCK O; LOTS 27-43, BLOCK P; LOTS 17-31, BLOCK S; & LOTS 20-29, BLOCK T.



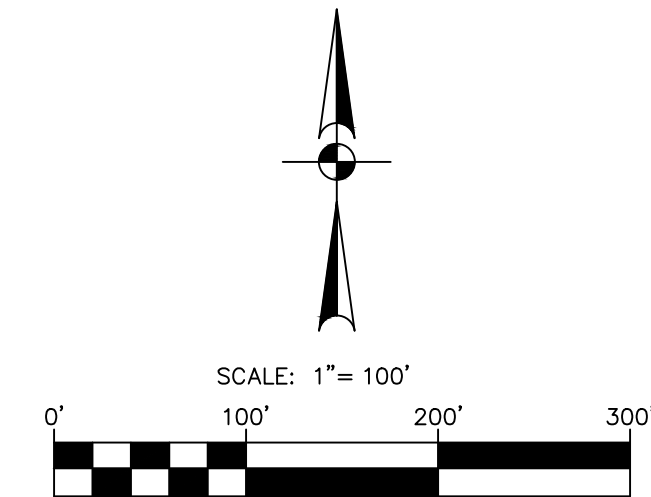
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TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028801

TRAVISSO
PHASE 4, SECTIONS 7-10
& PHASE 5, SECTION 3
WATER LAYOUT 3 OF 3
(PHASE 4, SECTIONS 9 & 10)

CITY JOB NO.	XX
JOB NO.	50892-18
DATE	DECEMBER 2021
DESIGNER	AD
CHECKED	AC
DRAWN	AD
SHEET	17 OF 23



LEGEND

- TRACT BOUNDARY
- PLAT BOUNDARY
- PROPOSED PHASING
- WATERWAY BUFFER ZONE / RIPARIAN CORRIDOR SETBACK
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- WW WASTEWATER LINE & MH
- FM FORCE MAIN LINE

BMPE = BEST MANAGEMENT PRACTICE EASEMENT
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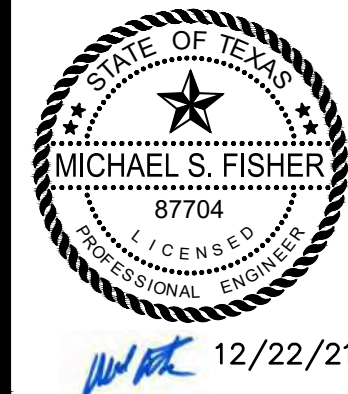
NOTE:
1. MANHOLES UP TO 20' ARE BEING PROPOSED IN THIS PRELIMINARY PLAT AND CONSTRUCTION PLANS SHALL ADDRESS DESIGNS FOR DEEP MANHOLES.

Wastewater Design

Population	=	LUEs X 3.5 persons/LUE
	=	271 X 3.5 persons/LUE
	=	948.5 persons
Average Dry Weather Flow	=	70 gallons/persons/day*persons*1 day/1440 minutes
	=	46.1 gpm
	=	66,395.0 gpd
F	=	$[18 + (0.0206 \times F)^{0.5}] / (4 + (0.0206 \times F)^{0.5})$
	=	3.8
Peak Dry Weather Flow	=	Average Dry Weather Flow X F
	=	175.9 gpm
	=	253,250.8 gpd
Peak Wet Weather Flow	=	Peak Dry Weather Flow + Inflow/Infiltration ((750 gpd/acre X acres)/1440)
	=	217.7 gpm
	=	313,543.3 gpd

TRAVISSO
PHASE 4, SECTIONS 7-10
& PHASE 5, SECTION 3
WASTEWATER LAYOUT 1 OF 3
(PHASE 4, SECTIONS 7 & 8)

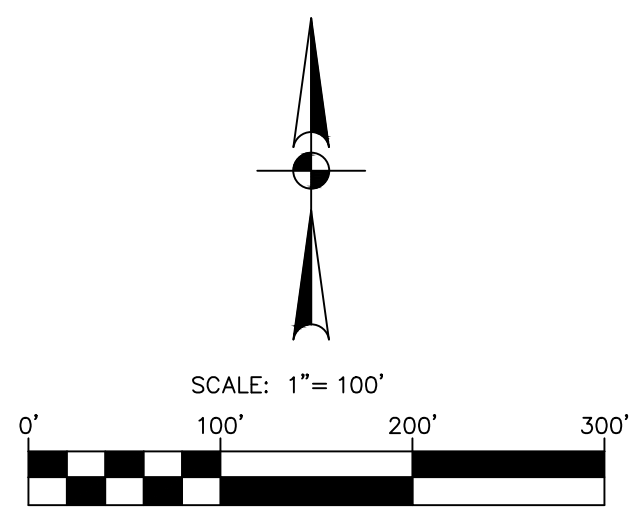
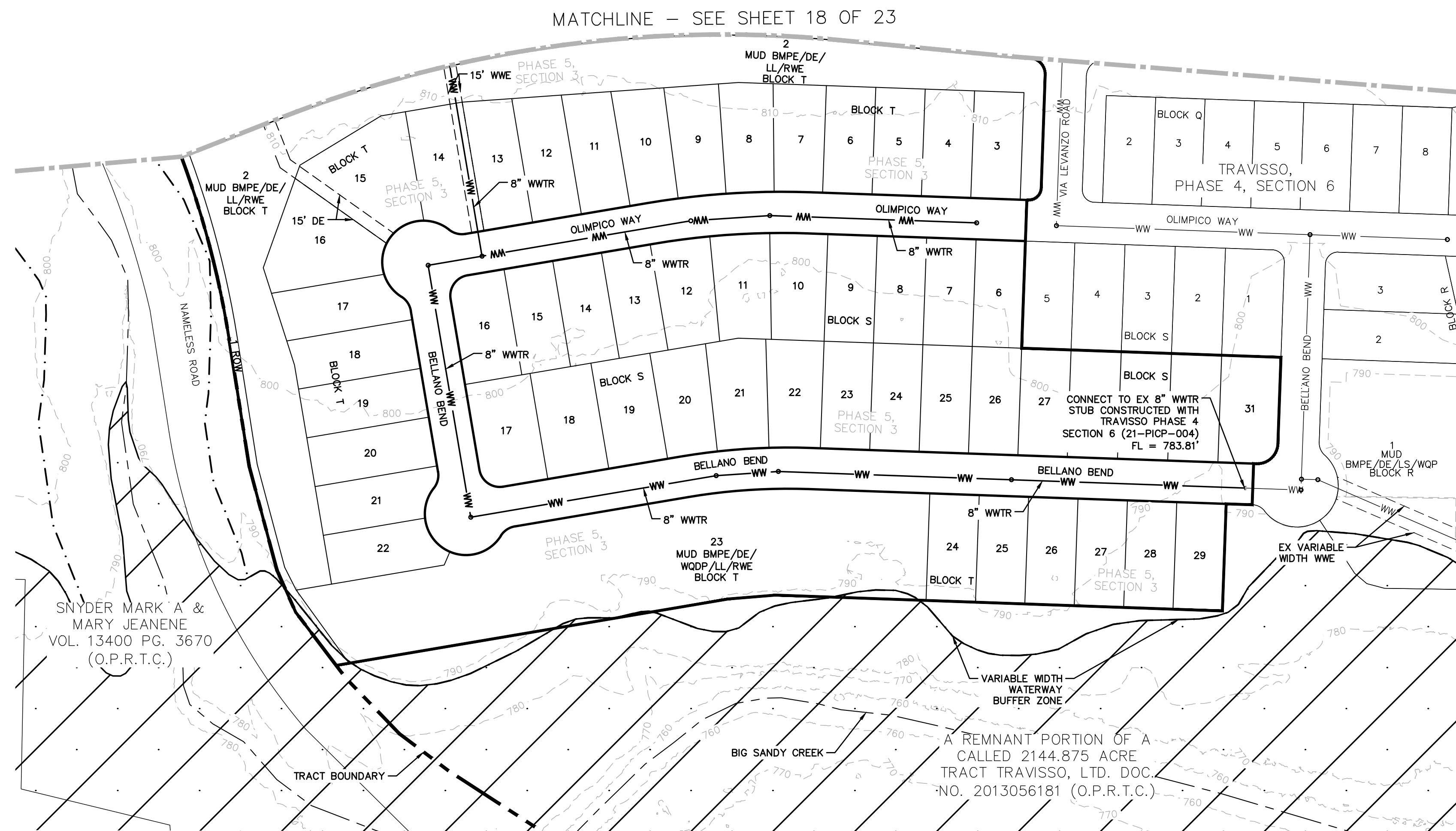
CITY JOB No. XX
JOB NO. 50892-18
DATE DECEMBER 2021
DESIGNER AD
CHECKED AC DRAWN AD
SHEET 18 OF 23



**PAPE-DAWSON
ENGINEERS**
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1801 N. MOORE AVE., SUITE 300 | AUSTIN, TX 78758 | 512.464.8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

Date: Dec 22, 2021, 4:15pm User ID: ACHAVEZ
File: H:\Projects\50892\18_PPH\50892-18_PPH_SECT.dwg

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- LEGEND
- TRACT BOUNDARY
 - PLAT BOUNDARY
 - PROPOSED PHASING
 - WATERWAY BUFFER ZONE / RIPARIAN CORRIDOR SETBACK
 - FEMA 1% ANNUAL CHANCE FLOODPLAIN
 - WW WASTEWATER LINE & MH
 - FM FORCE MAIN LINE

BMPE = BEST MANAGEMENT PRACTICE EASEMENT
DE = DRAINAGE EASEMENT
DP = DETENTION POND
LL = LANDSCAPE LOT
MUD = MUNICIPAL UTILITY DISTRICT
MUD PARKLAND = MUNICIPAL UTILITY DISTRICT PARKLAND
RWE = RECLAIMED WATER EASEMENT
ROW = RIGHT OF WAY
WQDP = WATER QUALITY DETENTION POND
WQP = WATER QUALITY POND
WTR = WATER EASEMENT
WME = WASTEWATER EASEMENT

NOTE:
1. MANHOLES UP TO 20' ARE BEING PROPOSED IN THIS PRELIMINARY PLAT AND CONSTRUCTION PLANS SHALL ADDRESS DESIGNS FOR DEEP MANHOLES.

NO.	REVISION	DATE



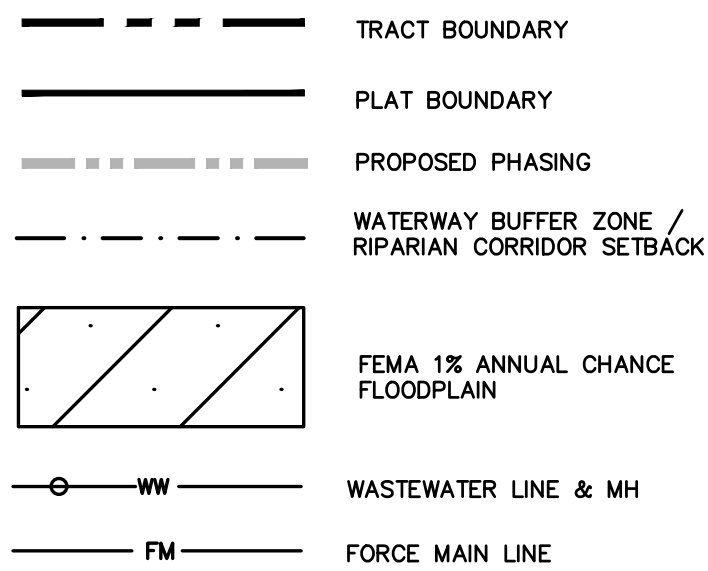
12/22/21

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TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028801

TRAVISSO
PHASE 4, SECTIONS 7-10
& PHASE 5, SECTION 3
WASTEWATER LAYOUT 2 OF 3
(PHASE 5, SECTION 3)

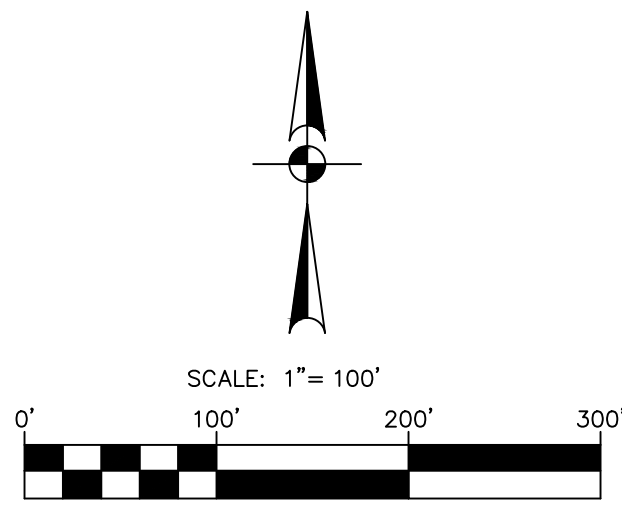
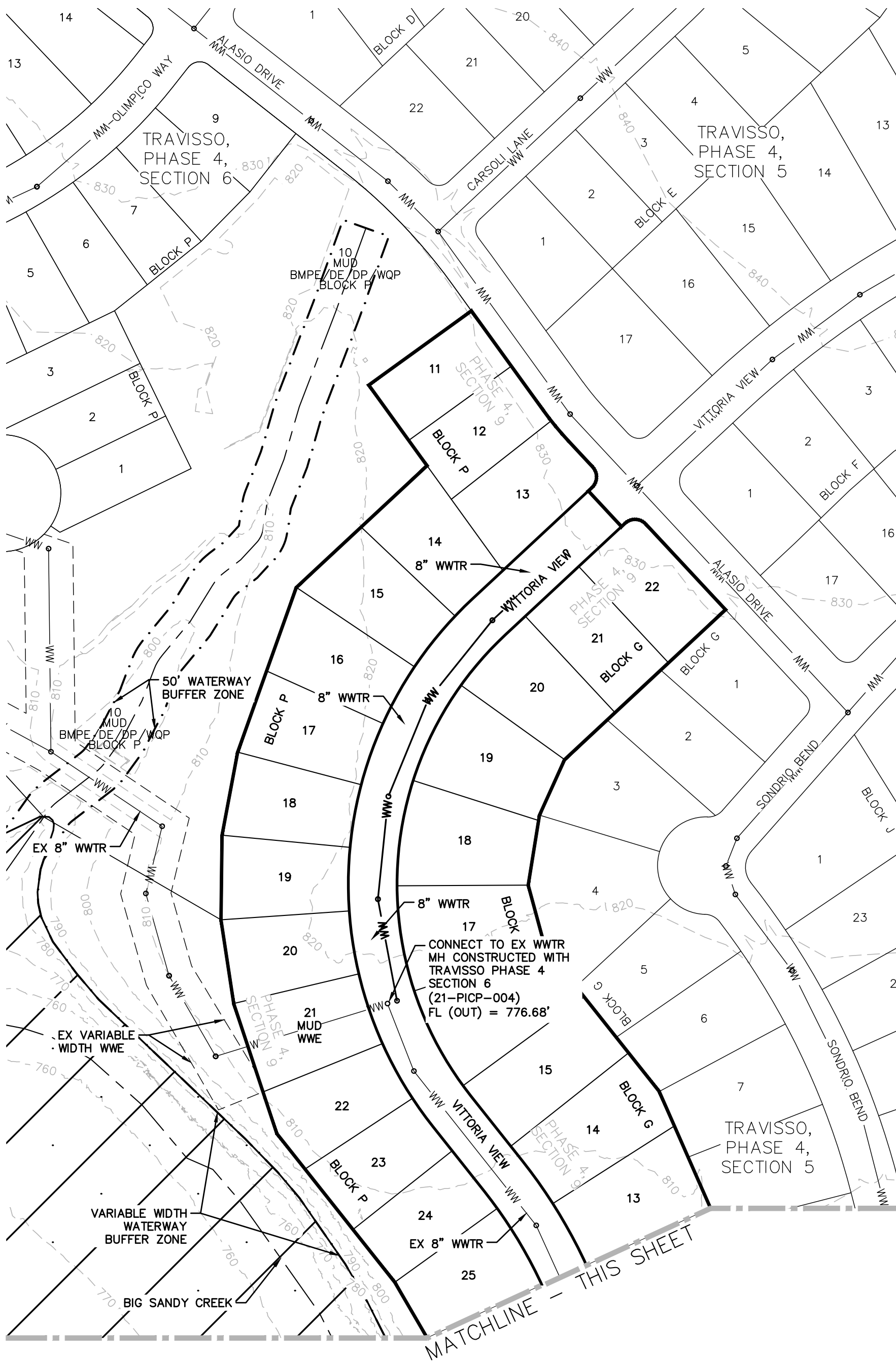
CITY JOB No. XX
JOB NO. 50892-18
DATE DECEMBER 2021
DESIGNER AD
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SHEET 19 OF 23

LEGEND

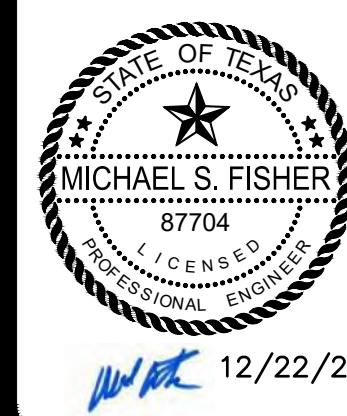


BMPE = BEST MANAGEMENT PRACTICE EASEMENT
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NO.	REVISION	DATE



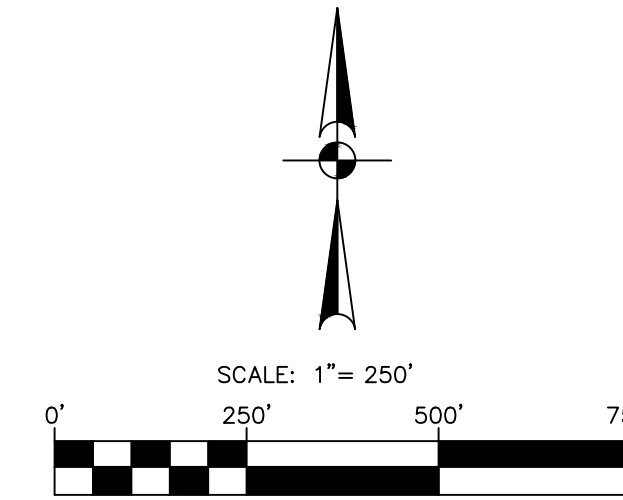
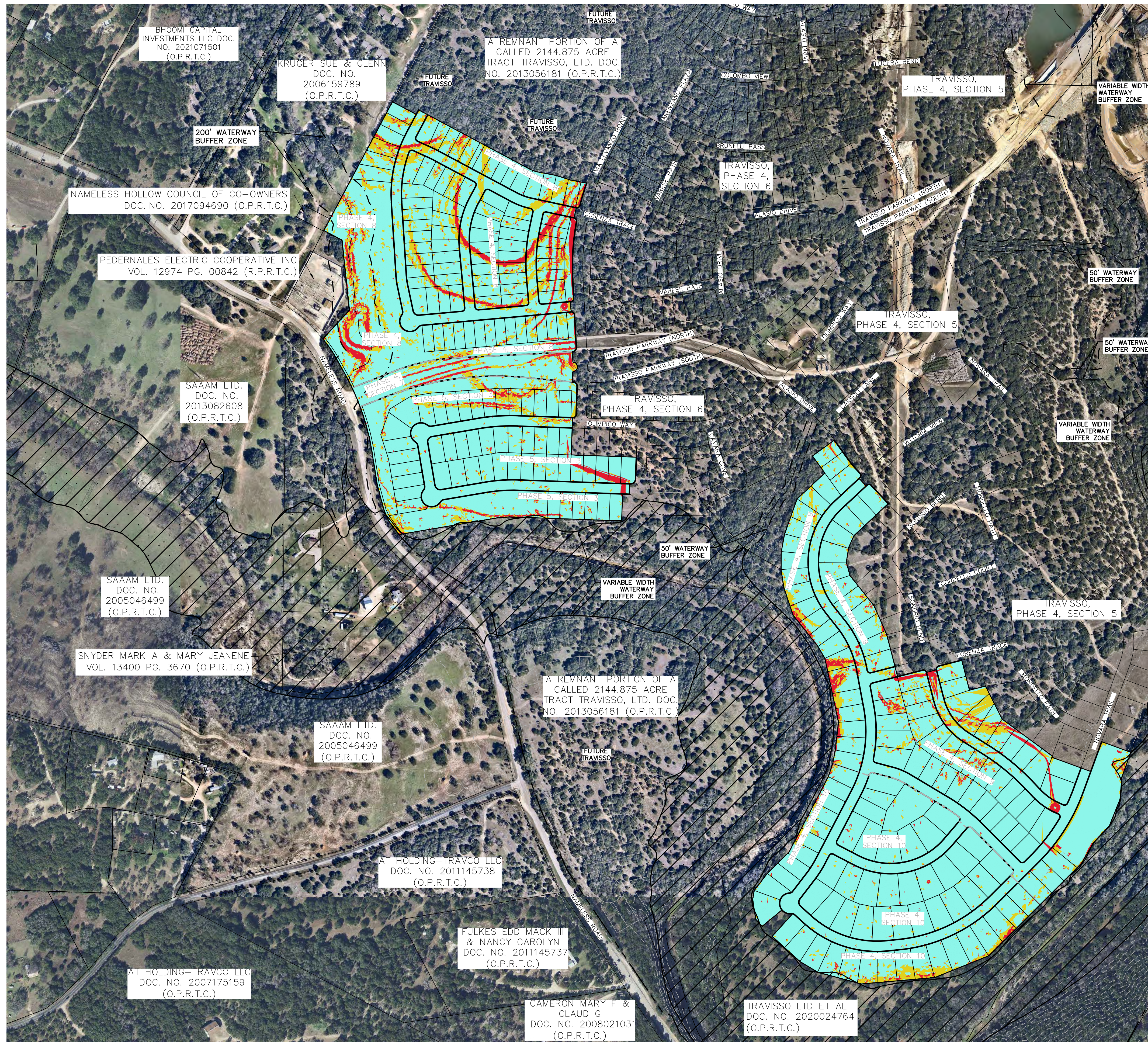
PAPE-DAWSON
ENGINEERS
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 1801 N. MOORE AVE., SUITE 300 | AUSTIN, TX 78701 | 512.464.8711
 TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028801

TRAVERSO
 PHASE 4, SECTIONS 7-10
 & PHASE 5, SECTION 3
 WASTEWATER LAYOUT 3 OF 3
 (PHASE 4, SECTIONS 9 & 10)

CITY JOB NO.	XX
JOB NO.	50892-18
DATE	DECEMBER 2021
DESIGNER	AD
CHECKED	AC
DRAWN	AD
SHEET	20 OF 23

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AREA TO BE CLEARED PER LOT GRADING CRITERIA

	Minimum Slope	Maximum Slope	Color
MINIMUM GRADING TO NO GRADING	0.00%	10.00%	Cyan
UP HILL LOT GRADING ONLY	10.00%	20.00%	Yellow
AREA TO BE GRADED	20.00%	100.00%	Red



PAPE-DAWSON ENGINEERS
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TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

TRAVISSO
PHASE 4, SECTIONS 7-10
& PHASE 5, SECTION 3
TREE LOCATION GRADING CRITERIA

CITY JOB No. XX
JOB NO. 50892-18
DATE DECEMBER 2021
DESIGNER AD
CHECKED AC DRAWN AD
SHEET 22 OF 23

Date: Dec 22, 2021, 4:01pm User ID: ACHAVEZ
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TRAVISSO

PARKS MASTER PLAN

SCALE: 1"=400'
0"=200' 400' 800'



REVISION DATE: 03-28-2012 REVISION DATE: 11-12-2015 REVISION DATE: 04-11-2018 REVISION DATE: 06-15-2020
REVISION DATE: 04-13-2012 REVISION DATE: 02-16-2016 REVISION DATE: 04-06-2020 REVISION DATE: 09-23-2020
REVISION DATE: 06-23-2014 REVISION DATE: 09-22-2016 REVISION DATE: 05-26-2020 REVISION DATE: 11-01-2021

Park Land Requirement Schedule

Acreage			Financial
Single Family Units	2,934		\$350/Unit x 3,234 Units = \$1,131,900 Required Fees
Multi-Family Units	300		
Total Units	3,234 Units/100 = 32.34		\$1,131,900 Total Required Improvement Fee
32.34 (x 3.5 Ac.)			
113.19 Ac. Required Parkland			

Park Land Credits

	Ownership	Gross Acres	Upland Acres	Floodplain Acres	Slope Ac. > 15%	Total	Less 50%	Parkland Provided
Community Park	Public	106.5 Ac.	17.3 Ac.	74.2 Ac.	15.0 Ac.	89.2 Ac.	44.6 Ac.	61.9 Ac.
Amenity Centers	Private	16.4 Ac.	14.0 Ac.	0.0 Ac.	2.4 Ac.	2.4 Ac.	1.2 Ac.	15.2 Ac.
Creek Side Park	Private	5.6 Ac.	2.5 Ac.	1.1 Ac.	2.0 Ac.	3.1 Ac.	1.6 Ac.	4.1 Ac.
Pocket Parks	Private	10.1 Ac.	10.1 Ac.	0.0 Ac.	0.0 Ac.	0.0 Ac.	0.0 Ac.	10.1 Ac.
Power Line Parks	Private	32.3 Ac.	11.8 Ac.	0.0 Ac.	20.5 Ac.	20.5 Ac.	10.3 Ac.	22.1 Ac.
Nameless Valley Trail Park	Private	98.9 Ac.	19.2 Ac.	7.8 Ac.	71.9 Ac.	79.7 Ac.	39.9 Ac.	59.1 Ac.
Connector Trail Park	Private	62.5 Ac.	2.6 Ac.	4.8 Ac.	55.1 Ac.	59.9 Ac.	30.0 Ac.	32.6 Ac.
MUD Park	Private	36.1 Ac.	4.3 Ac.	1.5 Ac.	30.3 Ac.	31.8 Ac.	15.9 Ac.	20.2 Ac.
Totals		368.4 Ac.	81.8 Ac.	89.4 Ac.	197.2 Ac.	286.6 Ac.	143.3 Ac.	225.1 Ac.

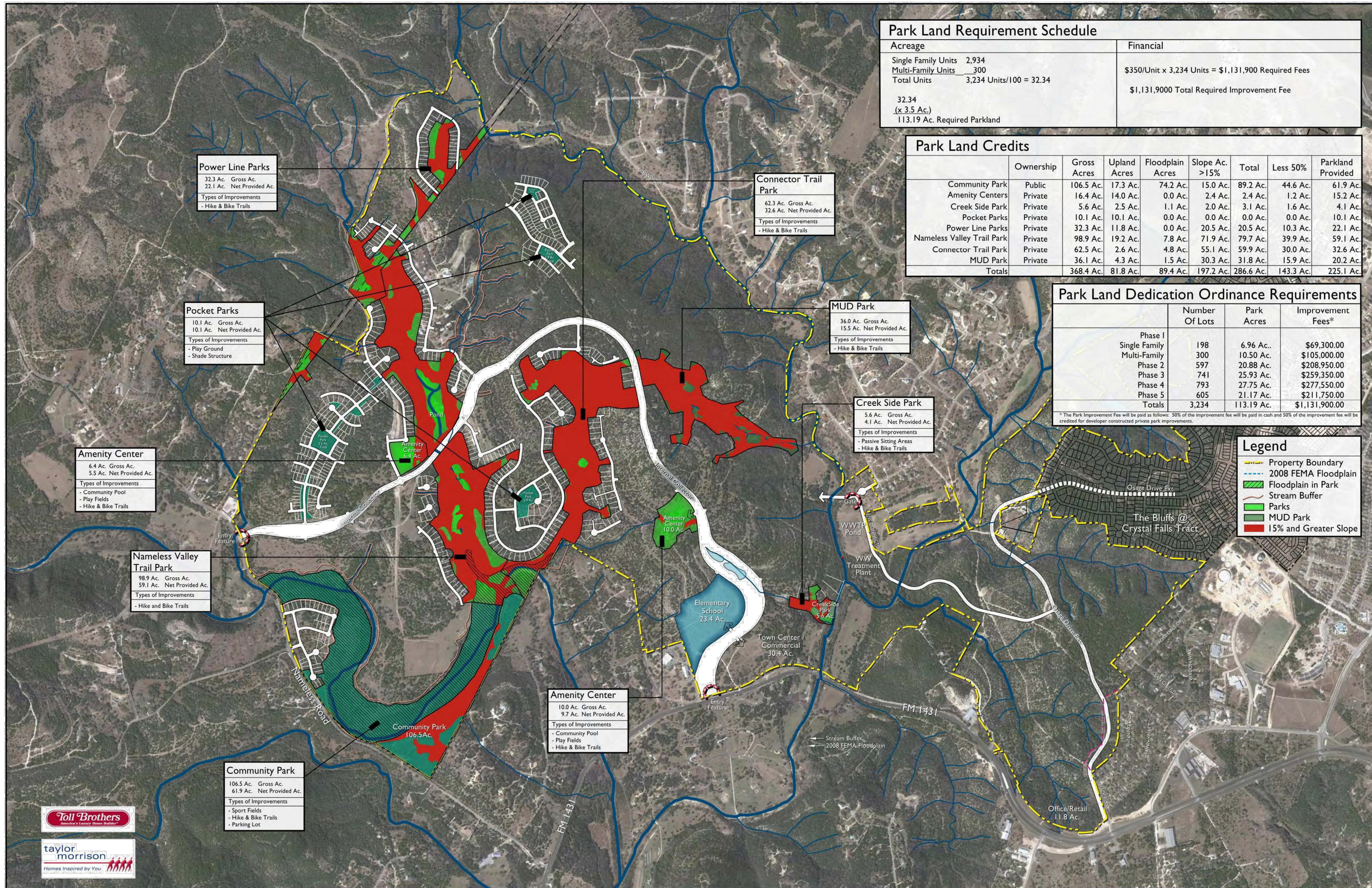
Park Land Dedication Ordinance Requirements

	Number Of Lots	Park Acres	Improvement Fees*
Phase 1			
Single Family	198	6.96 Ac.	\$69,300.00
Multi-Family	300	10.50 Ac.	\$105,000.00
Phase 2	597	20.88 Ac.	\$208,950.00
Phase 3	741	25.93 Ac.	\$259,350.00
Phase 4	793	27.75 Ac.	\$277,550.00
Phase 5	605	21.17 Ac.	\$211,750.00
Totals	3,234	113.19 Ac.	\$1,131,900.00

* The Park Improvement Fee will be paid as follows: 50% of the improvement fee will be paid in cash and 50% of the improvement fee will be credited for developer constructed private park improvements.

Legend

- Property Boundary
- 2008 FEMA Floodplain
- Floodplain in Park
- Stream Buffer
- Parks
- MUD Park
- 15% and Greater Slope

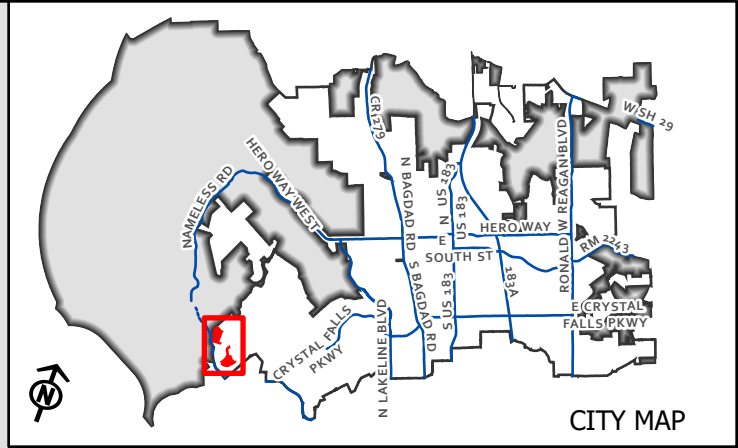
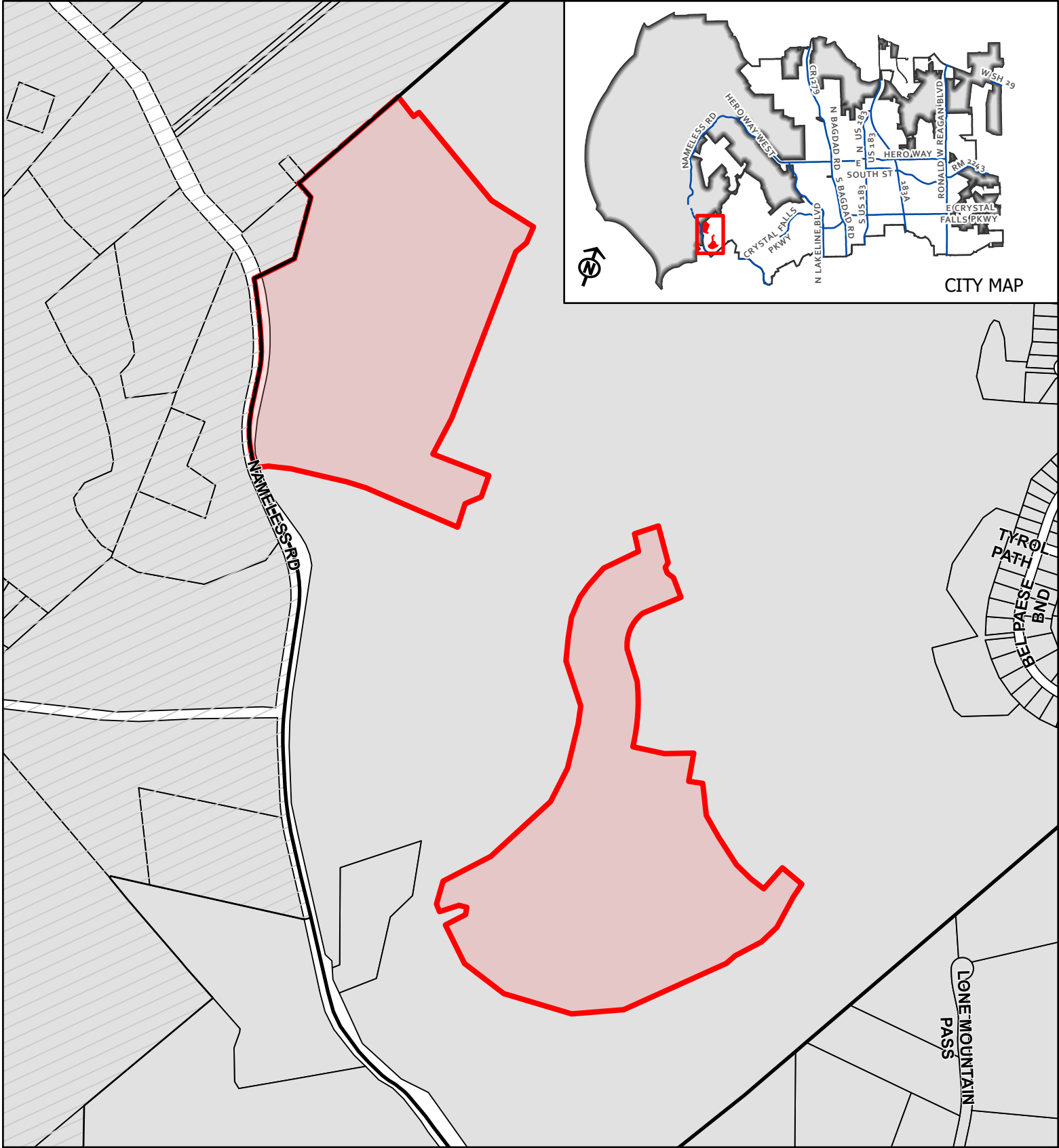


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TRAVISSO
PHASE 4, SECTIONS 7-10
& PHASE 5, SECTION 3
PARKS MASTER PLAN

CITY JOB No. XX
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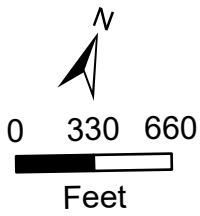
CASE: 21-PP-008

ATTACHMENT #2

TRAVISSE
PH 4, SEC 7-10
& PH 5, SEC 3

Location Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



- Subject Area
- Leander City Limits
- ETJ



EXECUTIVE SUMMARY
02/24/2022

AGENDA SUBJECT:

Approval of Minutes.

BACKGROUND:

Draft February 10, 2022, P & Z Minutes

RECOMMENDATION:

Approval of draft 2/10/2022 P & Z Minutes.

PRESENTER:

Attachments

1. Draft 2-10-2022 P & Z Minutes



**MINUTES
PLANNING & ZONING COMMISSION
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas

February 10, 2022 at 7:00 PM



Place 1 – Donnie Mahan, *Vice Chair*
Place 2 – John Cosgrove, *Chair*
Place 3 – Ron May
Place 4 – Deirdre Moss

Place 5 – Gary Hampton, Jr.
Place 6 – Laura Lantrip
Place 7 – Rick Carpenter

The meeting will be live-streamed at the following link: <https://www.leandertx.gov/video>.

1. Call to Order at 7:00 pm.
2. Roll Call.
All Commissioners were present.
3. Director's report to the Planning & Zoning Commission on actions taken by the City Council at the January 27, 2017 meeting
4. Review of meeting protocol.
5. Citizen Comments: Three (3) minutes allowed per speaker.
No one wished to speak

CONSENT AGENDA: ACTION

6. Reapproval of Subdivision Case 20-SFP-012 to approve the Lot 52 & 53 Roundmountain Oaks Short Form Final Plat on one parcel of land approximately 8.133 acres $\pm$ in size, more particularly described by Travis Central Appraisal District Parcel 557192; generally located 900 ft. south of the intersection of Honeycomb Ln. and Honeycomb Dr., Leander, Travis County, Texas.
7. Approval of Subdivision Case 21-TOD-FP-004 regarding Bryson Phase 6 Final Plat on six parcels of land approximately 37.08 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District parcels R096163, R032194, R032206, R525991, R032103; generally located east of Pleasant Hill Rd north along Mallow Rd., Leander, Williamson County, Texas.

8. Approval of Minutes.

Motion made by Vice Chair Mahan, seconded by Commissioner Hampton to approve the Consent agenda items 6-9.

7-0 passed

PUBLIC HEARING: ACTION

9. Conduct a Public Hearing regarding Subdivision Case 21-CP-017 to adopt the Greenlight Village Concept Plan on two parcels of land approximately 14.02 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District R031386, R031387; generally located on the south side of Hero Way West east of N. Bagdad Rd and west of Broade Way, Leander, Williamson County, Texas.

- Discuss and consider action regarding Subdivision Case 21-CP-017 as described above. Pete Tamez had concerns.

Motion made by Vice Chair Donnie Mahan, seconded by Commissioner Deirdre Moss to approve the Concept Plan.

AYE: Chair John Cosgrove, Commissioner Deirdre Moss, Commissioner Laura Lantrip, Commissioner Rick Carpenter, Commissioner Gary Hampton, Jr., Commissioner Ron May, Vice Chair Donnie Mahan

7 - 0 Passed

REGULAR AGENDA

10. Adjournment at 7:12 pm.

APPROVED:

CHAIRMAN MAY

ATTEST:

ELLEN COUFAL
PLANNING & ZONING COMMISSION SECRETARY



EXECUTIVE SUMMARY
02/24/2022

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Comprehensive Plan Case 22-CPA-001 to amend the Comprehensive Plan land use category from Employment Center to Activity Center; and consider action regarding Zoning Case 21-Z-044 to amend the current zoning of Interim SFS-2-B (Single-Family Suburban) and Interim SFR-2-B (Single-Family Rural) to SFT-2-B (Single-Family Townhouse) and GC-2-B (General Commercial) on five parcels of land approximately 56.785 acres $\pm$ in size, more particularly described by Williamson Central Appraisal District Parcels R031298, R031398, R473651, R473652, and R031397; and generally located west of Ronald W. Reagan Blvd. And north of RM 2243, Leander, Williamson County, Texas.

- Discuss and consider action regarding Comprehensive Plan Case 21-CPA-006 as described above.
- Discuss and consider action regarding Zoning Case 21-Z-044 as described above.

BACKGROUND:

This request is the first step in the zoning process.

HISTORY/TIMELINE:

09/03/2020 – Denied Zoning Case 19-Z-023 District 2243 PUD

10/21/2021 – These parcels were previously included in Zoning Case 21-Z-027 and removed for the 2nd City Council meeting.

APPLICANT/AGENT:

Bleyl Engineering (Steve Ihnen) on behalf of Vivek Mahendru.

ORDER OF EVENTS:

- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Close Public Hearing
- e. Discussion
- f. Consider Action

PRESENTER:

Michael Chenausky, AICP, Planner

Attachments

1. Planning Analysis
2. Current Zoning
3. Future Land Use Map
4. Public Notice Map
5. Proposed Zoning Map
6. Aerial Map
7. Letter of Intent
8. Neighborhood Outreach



PLANNING ANALYSIS

COMPREHENSIVE PLAN CASE 22-CPA-001 ZONING CASE 21-Z-044 M RANCH #3

GENERAL INFORMATION

Owner/Agent:	Bleyl Engineering (Steve Ihnen) on behalf of Vivek Mahendru, MD and Lisa K Mahendru.
Current Zoning:	Interim SFS-2-B (Single-Family Suburban) Interim SFR-2-B (Single-Family Rural)
Proposed Zoning:	SFT-2-B (Single-Family Townhouse) GC-2-B (General Commercial)
Current Future Land Use Category:	Employment Center
Proposed Future Land Use Category:	Activity Center
Size and Location:	The property is located north on RM 2243 and west of Ronald W. Reagan Blvd., including approximately 56.785 acres.
Staff Contact:	Michael Chenausky AICP, Planner

APPLICANT REQUEST

The applicant has submitted a request to change the designated zoning district of their property in order to develop both commercial and residential uses.

STAFF CONCLUSIONS

- Y N
- ☐ ☒ Does the proposal comply with the intent statements of the Composite Zoning Ordinance? *see page 3*
- ☐ ☒ Does the proposal comply with the goal statements of the Comprehensive Plan? *see page 4*
- ☒ ☐ Does the proposal warrant any other special considerations? *see below*

SPECIAL CONSIDERATIONS

The SFT (Single-Family Townhouse) use component is generally intended to be located in planned communities of greater than 100 acres and comprising less than ten percent (10%) of the lots, or to provide infill opportunities in appropriate areas of the City such as in areas under transition. In this case, the applicant is proposing a 34.25 acre project that could yield approximately 350 units and is not part of an overall community or an infill project. The development would result in a collector road that is lined with townhouses.

SITE INFORMATION:**ABUTTING ZONING AND LAND USE:**

	ZONING	LAND USE
NORTH	SFR-2-B	Large lot residential
EAST	GC-2-B, SFR-1-B, SFS-2-B	Undeveloped
SOUTH	SFS-2-B, SFR-1-B	Ridgmar Landing large lot residential
WEST	GC-2-B, SFR-1-B	Undeveloped

SURROUNDING AREA:

This property is located south of the recent zoning case 21-Z-043 which is requesting to change the zoning from SFR-1-B (Single-Family Rural) to GC-2-B (General Commercial). The properties at the north east and west of the subject area are both zoned commercial, while the remaining surrounding properties are made up of interim residential districts. The subdivision south of RM 2243 is Ridgmar Landing which is majority zoned SFR-1-B and includes large lot residential development.

PHYSICAL AND NATURAL FEATURES:

The subject area contains un-platted parcels which will need to be platted as the area develops.

A portion of the floodplain extends into the subject area boundary along RM 2243. Development around the floodplain will be evaluated in detail with subsequent construction applications.

The northern most parcel contains significant tree cover and will be subject to the City's tree preservation and mitigation requirements.

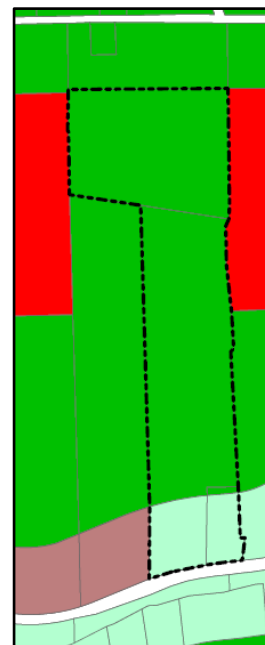
PROPERTY HISTORY:

This parcels to the south adjacent to RM 2243 were annexed 3/23/2005 with the remaining parcels being annexed into the City of Leander on 5/2/2018.

PREVIOUS ZONING CASES:

The following zone cases were previously submitted for this property:

- 19-Z-023 requested a zone change from Interim SFR-1-B (Single-Family Rural) to PUD (Planned Unit Development) with the following base zoning districts: SFE-2-A (Single-Family Estate), TF-2-A (Two-Family), CH-2-A (Cottage Housing), NR-2-A (Neighborhood Residential), MF-2-A (Multi-Family), and GC-3-B (General Commercial) and was denied on 09/03/2020.
- 21-Z-027 requested a zone change from Interim SFR-1-B (Single-Family Rural) to GC-2-B (General Commercial) and SFT-2-B (Single-Family Townhouse). The zoning request was later altered to remove the residential component.



MAJOR CORRIDORS:

This property has access onto RM 2243

TRANSPORTATION PLAN REQUIREMENTS:

This property includes the future extension of a north south and east west collector. The property also has direct access to RM 2243.

The table below includes the proposed streets within the development. These streets have not been reviewed and are subject to change during the review process.

STREET	CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
RM 2243	Arterial	Commercial Corridor	100' ROW 4 lanes, 10' sidewalk
Future East-West (644)	Collector	Non-Residential Collector	74' ROW 6' sidewalk

SUBDIVISIONS:

The following subdivision cases were previously submitted for this property:

- No prior subdivision cases.

EXISTING UTILITIES:

This property has access to utilities (figure 1 & 2). The water and wastewater lines will need to be extended to the perimeter of the subject area as each parcel develops.



Figure 2 Wastewater line

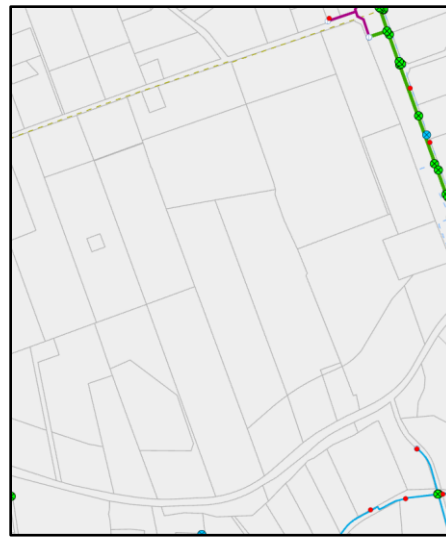


Figure 1 Water line

CURRENT LAND USES:

This property is currently being used as large lot residential and undeveloped land.

PROPOSED ZONING DISTRICT:**USE COMPONENT****SFT – SINGLE FAMILY TOWNHOUSE:**

Features: 2,000 sq. ft. lot min; 700 sq. ft. living area min.

Intent: Development of single-family attached dwellings on very small sized lots and for other uses that are compatible and complimentary to attached residential development. A variety of lot sizes shall be provided within one half mile of major intersections such as arterials or collectors and along residential collectors. The higher density residential shall be located closest to major intersections such as arterials or collectors and transition to lower density uses further away from the major intersections. This component provides for higher density lots and serves as a transition between moderate size lots and higher density areas. This component is generally intended as follows:

- (1) To provide an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities and in the fabric of the neighborhoods.
- (3) To include or be located within six hundred feet of parkland or other recreational open space.
- (4) To be located in planned communities of greater than 100 acres and comprising less than ten percent (10%) of the lots, or to provide infill opportunities in appropriate areas of the City such as in areas under transition.
- (5) Lots may provide access to garages from a rear alley.

GC – GENERAL COMMERCIAL:

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

SITE COMPONENT**TYPE 2:**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE B:**

Features: 4 or more architectural features.

Intent:

- (1) The Type B architectural component is intended to be utilized for the majority of residential development except that which is intended as a Type A architectural component.

- (2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions.
- (3) This component may be utilized to raise the building standards and help ensure compatibility for non-residential uses adjacent to property that is more restricted.
- (4) This component is intended for the majority of the LO and LC use components except those meeting the intent of the Type A or C architectural components.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
 - Consider the impacts of economic development in all aspects of City decision-making and operations.

Applicable Future Land Use categories

ACTIVITY CENTER

- Activity Center areas are the major strategic commercial centers within the community. They are intended to provide opportunity for diverse retail, employment and mixed-use destinations at critical intersections to create dense, value-intense development. These centers are regional in nature and serve a population beyond Leander, and are found on major highways and arterials. Managing access and traffic in these high-volume areas will require planning and coordination.

In a changing retail environment, Activity Centers are designed to become community destinations with activities, amenities, shopping, restaurants and places to gather, live and work. These mixed-use centers complement neighborhood centers and the urban development around Leander Station. Individually, these centers are expected to have a differing balance of land use, design, and atmosphere based on their location and context. High-density apartments and lofts are appropriate if designed and connected to the larger mixed-use center.

The Activity Center land use is intended to be implemented using a strategically planned framework, typically a PUD. When multiple landowners exist without a unified development scheme, proposed projects should plan for future integration to balance the activity center area as much as possible.

Desired Mix: 70-100% Non-Residential, 0-30% Residential

EMPLOYMENT CENTER

- The Employment Center future development category is for primary jobs and business in strategic locations. These areas are intended for regional-serving employment in planned campus-like environments for office, research, medical, manufacturing, light industrial, warehouse, and heavy commercial uses. To remain competitive in today's corporate marketplace, contemporary workforce-supporting elements such as amenities, retail and high-density residential are also encouraged in an integrated development pattern.

The Employment Center area is focused on meeting the plan goals of an attractive, high-quality business environment for investors to bring to Leander and grow/diversify the tax base. It complements other nearby regional mixed-use areas, but provides opportunities for larger-footprint, single-tenant buildings that can accommodate numerous employees. These areas may be developed with an auto-oriented, traditional character, or in a mixed-use urban design. In a planned environment, upper-story vertical mixed-residential is encouraged along with limited, integrated high-density residential-only buildings. Such scenarios should be tightly regulated to ensure the proper mix.

Desired Mix: 80-100% Non-Residential, 0-20% Residential

INTERGOVERNMENTAL/INTERDEPARTMENTAL REVIEW:

This proposal was reviewed by all applicable departments within the City of Leander. All plats submitted will be reviewed by Williamson County along with City Staff.

SCHEDULE:

DEVELOPMENT MEETING

A development meeting was held with Staff on 11/08/2021. The following changes were made to the project since the development meeting was held:

- The development meeting included 14 separate parcels, this request includes 5 parcels.

The following ordinance changes occurred following the development meeting which may have impacted this project.

- No ordinance changes have occurred.

NOTIFICATION

02/03/2022 - Public Notice on Hill Country News
02/09/2022 - Mail Notification to Property Owners within 200'
02/24/2022 - Public Hearing Signage Posted on Property
03/17/2022 - Planning and Zoning Commission Public Hearing
03/17/2022 - City Council Public Hearing & First Reading of the Ordinance
03/24/2022 - City Council Second & Final Reading of the Ordinance

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200', the agent reached out to all property owners of property zoned as single-family or any properties used as single-family uses within 500' as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner's Association located within 500' were also contacted.

See Attachment 8: Mailing labels and a list of neighbors within 200' has been provided to the City. Remaining neighbors within the 500' were sent notification of zoning application via certified mail. Certified mail was sent for parcel #'s R031271, R037177, R037151, R037152/R037153 and R037154. In addition, Dr. Vivek Mahendru reached out to neighbors via phone and email.

See attached notification that was mailed out along with the certified receipts.

- No concerns noted.

The following changes were made to address issues discussed.

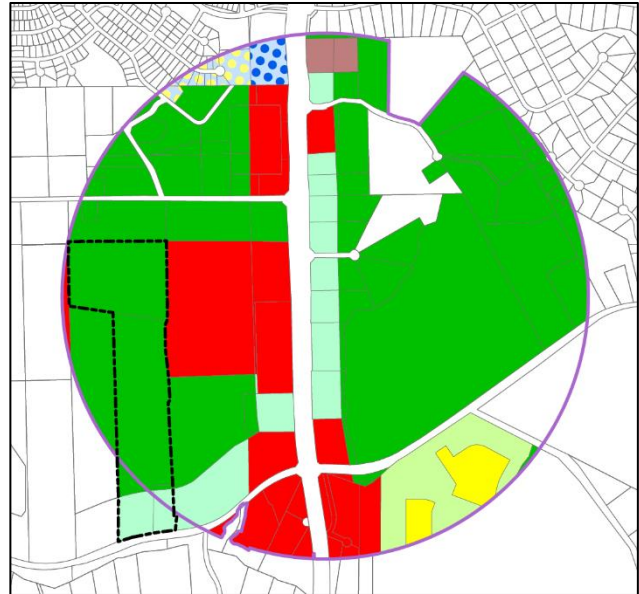
- No changes noted.

Please see the full report from the applicant attached.

APPROVAL CRITERIA:

The Future Land Use map designates this area as Employment Center and Activity Center. The Activity Center includes a desired land distribution percentage for commercial (70-100%) and residential (0-30%). The subject area is currently made up of interim zoning districts which were applied at the time of annexation. The Activity Center also includes majority interim residential zoning districts, accounting for roughly 62%. This zoning request would increase the current commercial land distribution from 24.11% to 27.74%. And increase the developed residential from 15.69% to 21.32%.

The subject area site has not been reviewed by applicant's engineer nor City staff with regard to platting, access or drainage at this time. During the platting process, the engineer will need to demonstrate how the residential properties will be platted, the road network, and the extension of utilities.

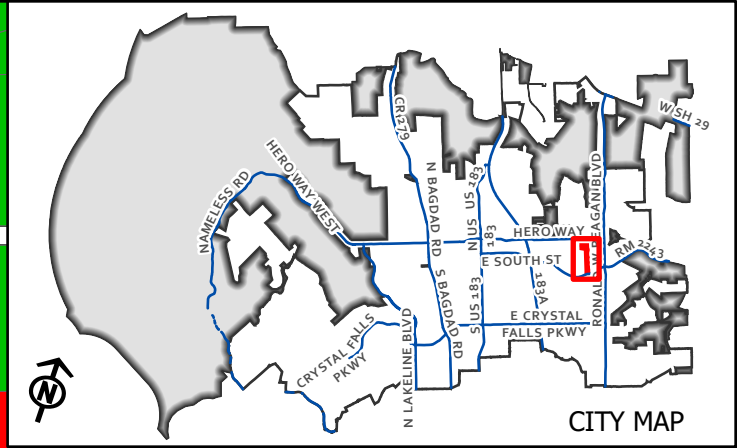
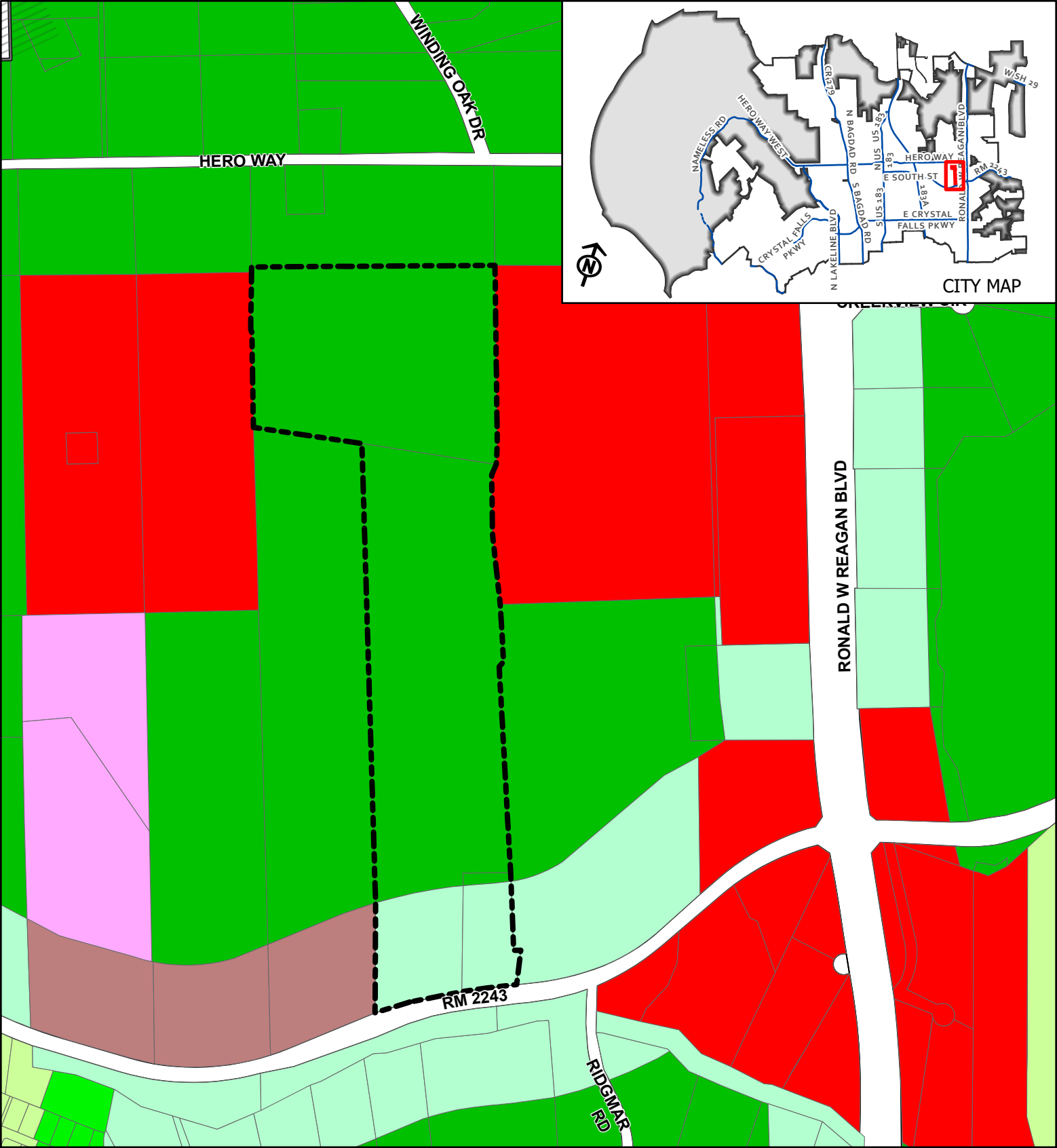


The applicant has submitted a request to change the zoning of the property in order to allow SFT-2-B (Single-Family Townhouse) and GC-2-B (General Commercial). The surrounding properties are made up of both commercially zoned and interim residentially zoned properties.

The proposal includes approximately 22.234 acres of commercial and 34.55 acres of residential. The Comprehensive Plan designates a portion of this area as Employment Center under the Future Land Use map, which does not support the SFT (Single-Family Townhouse) use component.

The Composite Zoning Ordinance summarizes the intent of the SFT use component is to serve as a transition between moderate size lots and higher density areas as part of a larger planned community typically greater than 100 acres and comprising less than 10% of the proposed area.

If the Comprehensive Plan Amendment is not approved, then the zoning will not comply with the Future Land Use Map.



CASE: 21-Z-044

ATTACHMENT #2

M RANCH
ZONING #3

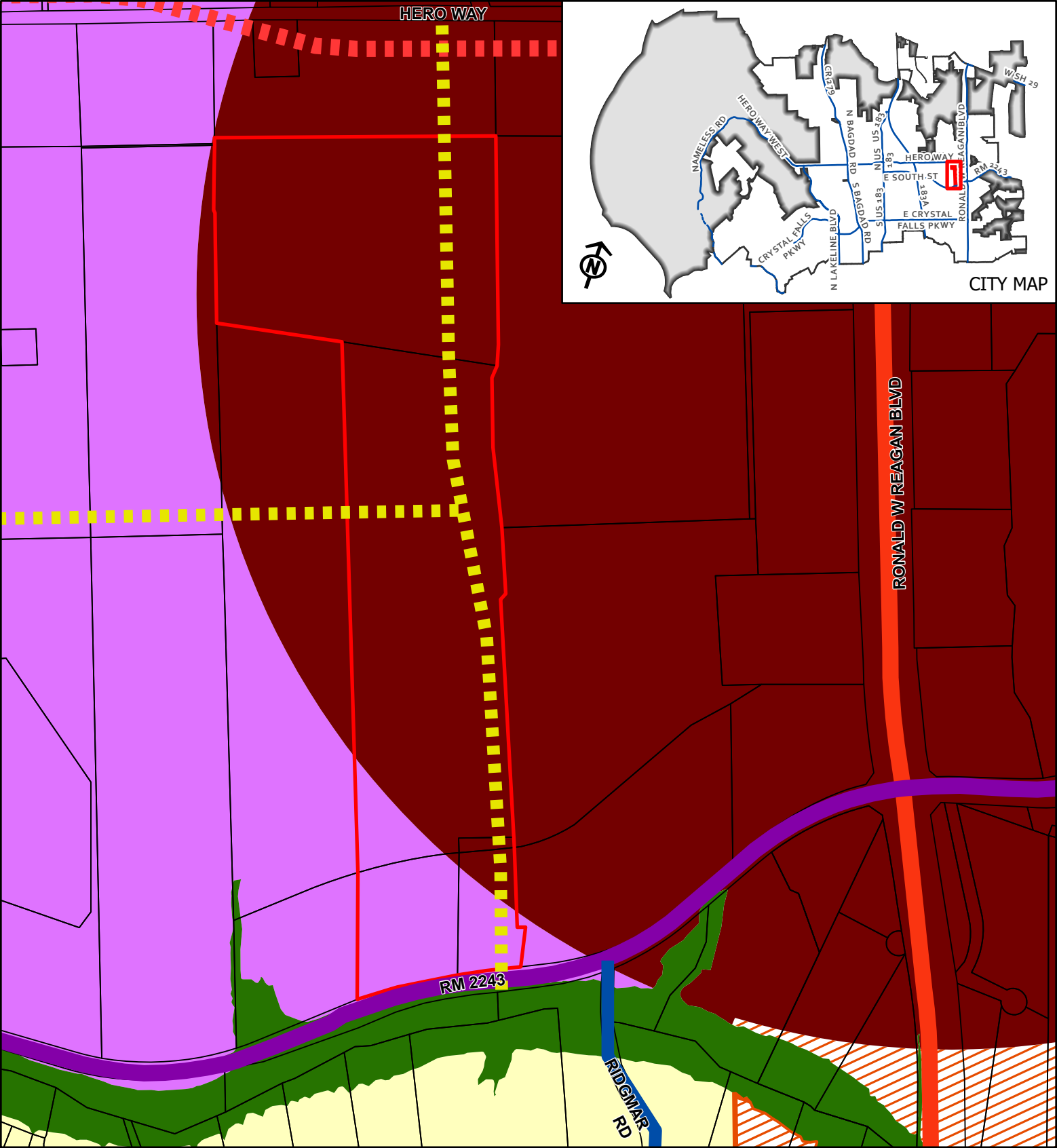
Current Zoning Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

- Leander City Limits
- Leander ETJ
- Subject Area
- SFR - Single-Family Rural
- SFE - Single-Family Estate

- SFS - Single-Family Suburban
- SFU - Single-Family Urban
- LC - Local Commercial
- GC - General Commercial
- HC - Heavy Commercial





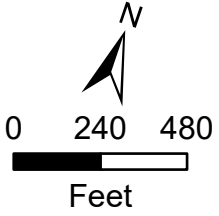
CASE: 21-Z-044

ATTACHMENT #3

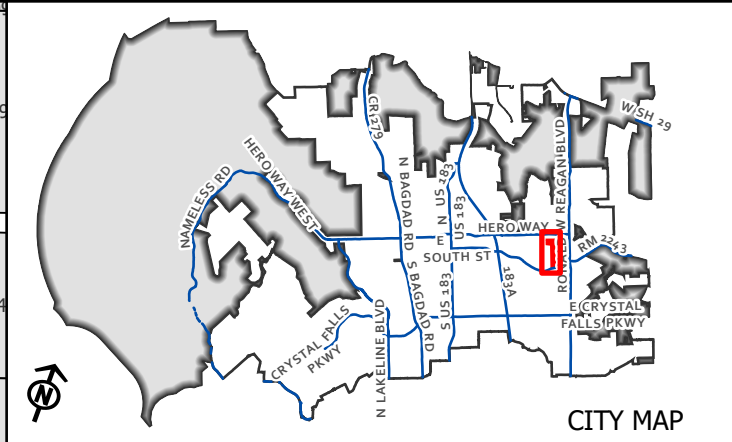
M RANCH
ZONING #3

Future Land Use Map

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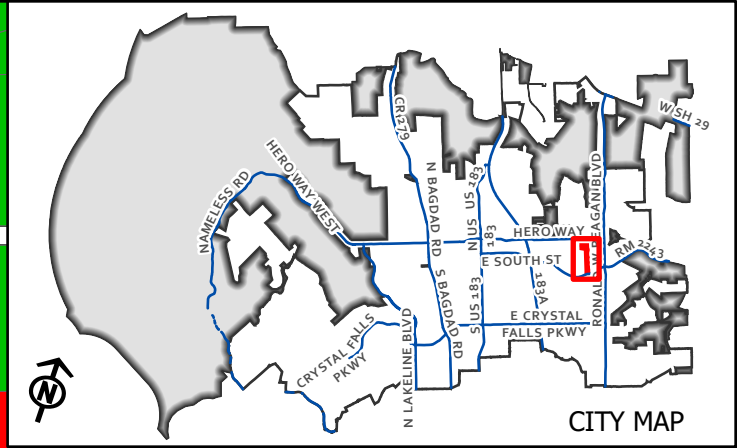
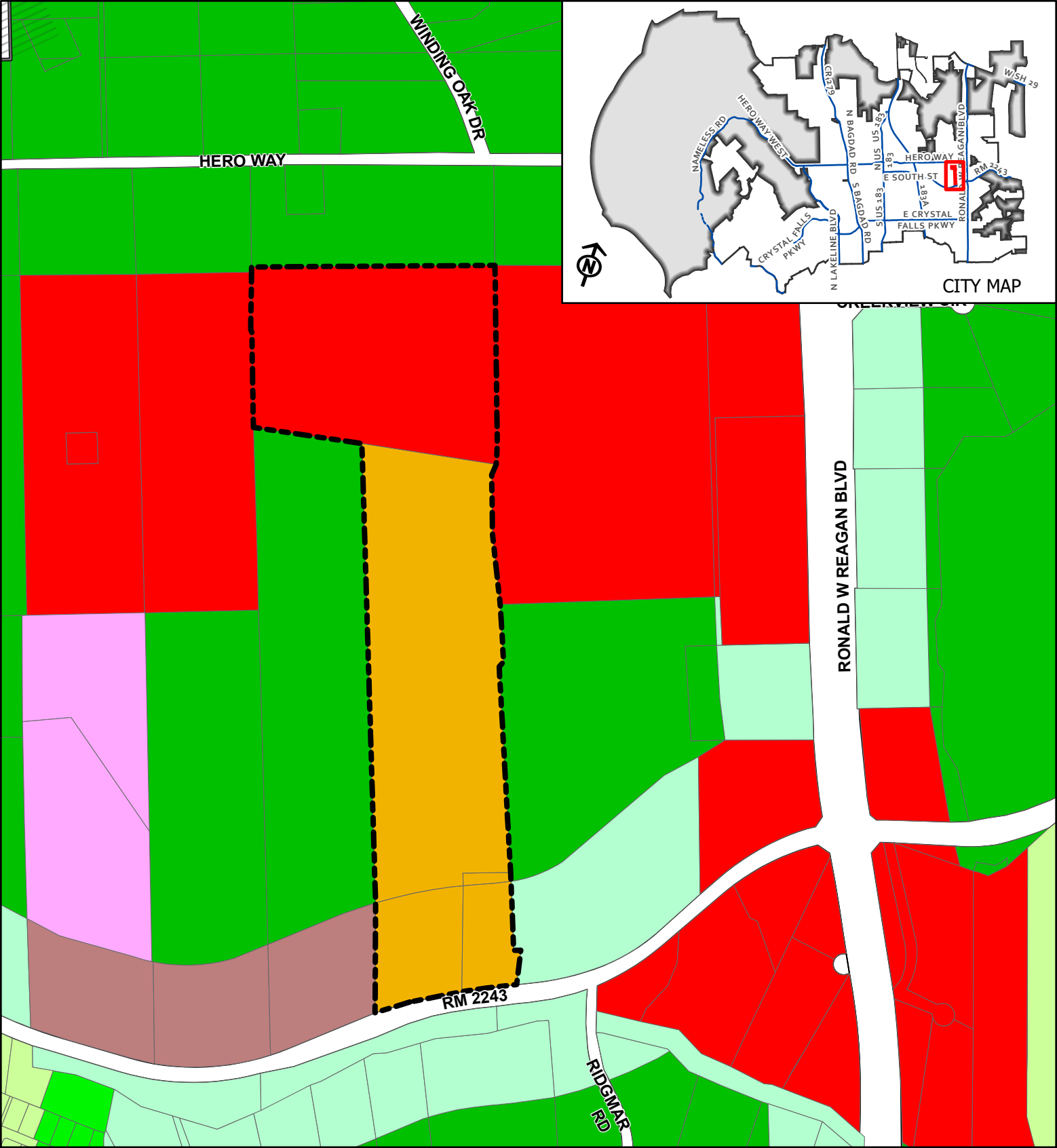


- Leander City Limits
- Leander ETJ
- Subject Area
- Activity Center
- Employment Center
- Greenway
- Multi-Use Corridor
- Multi-Use Corridor - Priority Corridor
- Neighborhood Residential
- Access Controlled, Existing
- Arterial 4 Lane, Existing
- Rural, Existing
- Access Controlled, Proposed
- Collector, Proposed



**M RANCH
ZONING #3**

 Subject Area
 200' Buffer
 500' Buffer
 Leander City Limits
 ETJ



CASE: 21-Z-044

ATTACHMENT #5

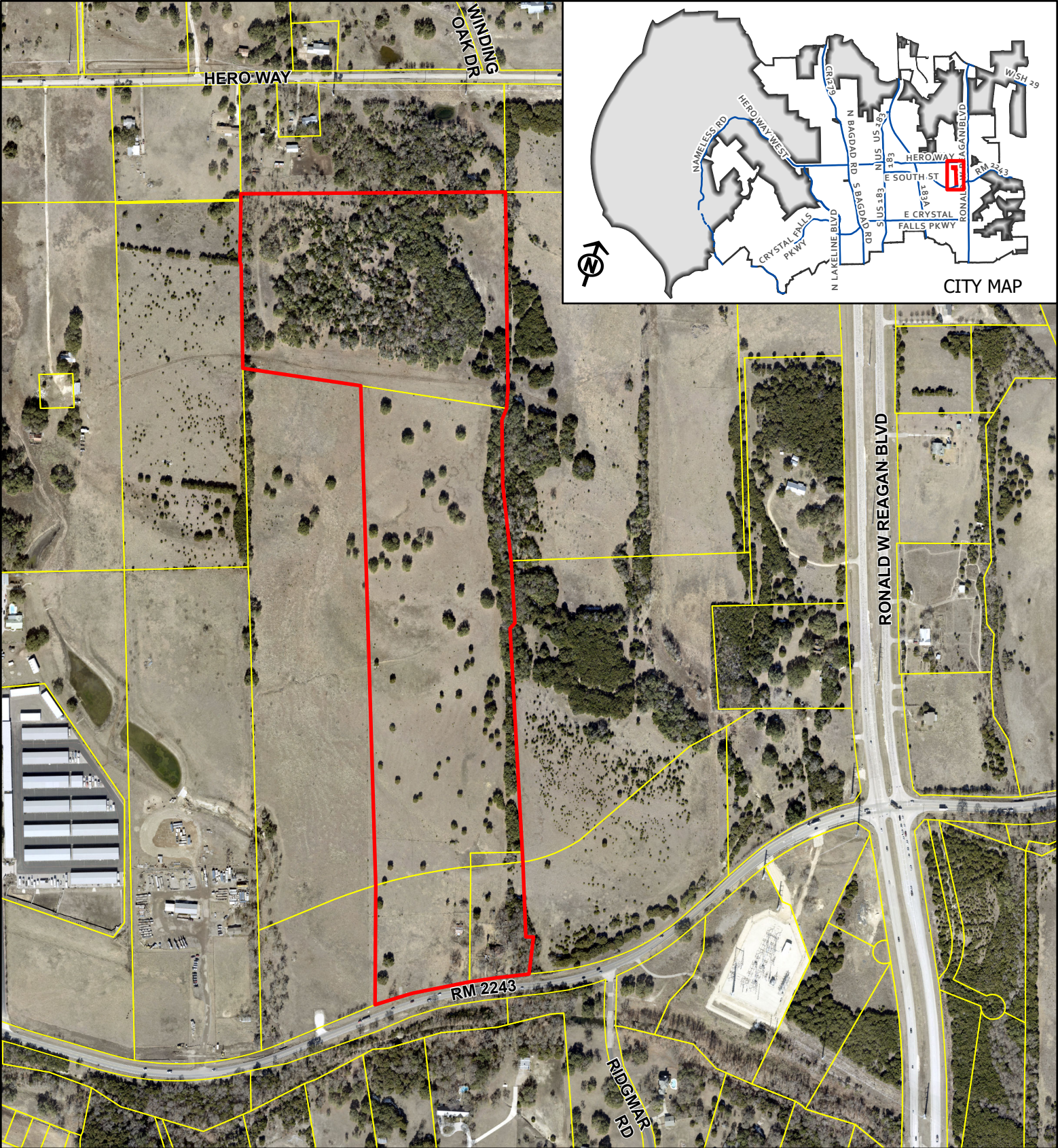
M RANCH
ZONING #3

Proposed Zoning Map

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- | | |
|------------------------------|-------------------------------|
| Leander City Limits | SFU - Single-Family Urban |
| Leander ETJ | LC - Local Commercial |
| Subject Area | GC - General Commercial |
| SFR - Single-Family Rural | HC - Heavy Commercial |
| SFE - Single-Family Estate | SFT - Single-Family Townhouse |
| SFS - Single-Family Suburban | GC - General Commercial |





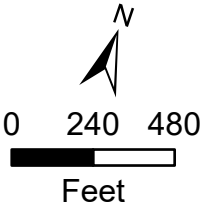
CASE: 21-Z-044

ATTACHMENT #6

M RANCH
ZONING #3

Aerial Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



- Leander City Limits
- Leander ETJ
- Subject Area



December 3, 2021

City of Leander
P.O. Box 319
Leander, TX 78646

RE: M Ranch Zoning #3 Application GC-2-B & SFT-2-B
Letter of Intent

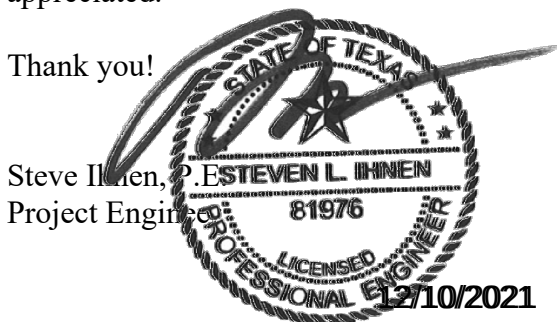
Please find the attached application for the proposed M Ranch Zoning of 56.785 acres of land at the southwest corner of Ronald Regan Blvd and Hero Way. The site is surrounded by single family to the North, single family and general commercial to the West, single family to the South and single family and general commercial to the East. The site fronts RR2243 and is mostly flat with scattered trees. Included with this submittal is a survey exhibit with metes and bounds information for these parcels.

We are proposing GC-2-B for parcel R031298, SFT-2-B for parcel R031398, R473651, R473652 and R031397. At this time we are requesting a straight zoning request.

Please feel free to reach out if any additional information is needed. Your consideration is appreciated.

Thank you!

Steve Ihnen,
Project Engineer



APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

Mailing labels and a list of neighbors within 200' has been provided to the City. Remaining neighbors within the 500' were sent notification of zoning application via certified mail. Certified mail was sent for parcel #'s R031271, R037177, R037151 R037152/R037153 and R037154. In addition, Dr. Vivek Mahendru reached out to neighbors via phone and email. See attached notification that was mailed out along with the certified receipts.

2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

Mailing labels and a list of neighbors within 200' has been provided to the City. Remaining neighbors within the 500' were sent notification of zoning application via certified mail. Certified mail was sent for parcel #'s R031271, R037177, R037151 R037152/R037153 and R037154. In addition, Dr. Vivek Mahendru reached out to neighbors via phone and email. See attached notification that was mailed out along with the certified receipts.

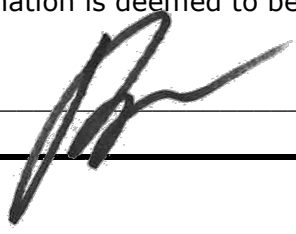
3. What concerns were raised during these communications?

Neighbors are supporting the proposed zoning.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

No conditions or concerns were added to the zoning request.

The above information is deemed to be true to the best of my knowledge.

Signature:  Date 12-15-2021

Notice of Zoning Application

PROJECT NAME: M Ranch #3

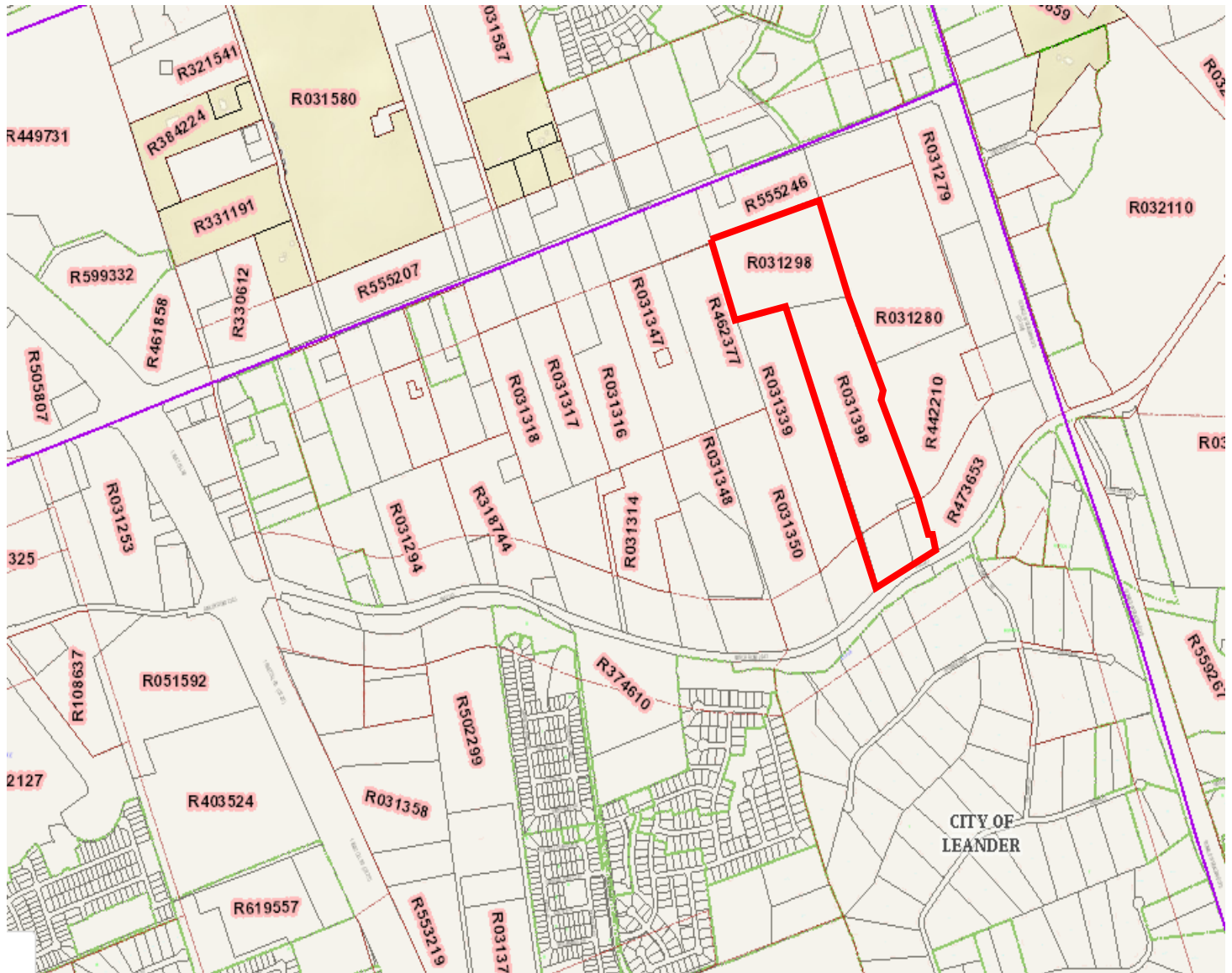
APPLICANT: Vivek Mahendru, MD and Lisa K Mahendru and Devidass Mahendru

APPLICANT AGENT: Bleyl Engineering – Steve Ihnen, P.E.
12007 Technology Blvd, Ste. 150, Austin, TX 78727
512-454-2400

SITE ADDRESS: 3549 Hero Way and 8330 RR 2243 Leander, Williamson County, Texas

DESCRIPTION: To amend the current zoning of Interim SFR-1-B (Single-Family Rural) and SFS-2-B (Single Family Suburban) to GC-2-B (General Commercial) and SFT-2-B (Single-Family Townhouse) on approximately 56.785 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R031298, R031398, R473652, R473651, R031397; and more commonly known as 3549 Hero Way and 8330 RR 2243, Leander, Williamson County, Texas. Applicant/Agent: Bleyl Engineering (Steve Ihnen) on behalf of Vivek Mahendru, MD and Lisa K Mahendru and Devidass Mahendru." SEE ATTACHED MAP.

If you have any questions or would like to schedule a meeting to discuss this project please feel free to reach out to Steve Ihnen with Bleyl Engineering at 512-454-2400.



7020 1810 0000 8186 9717

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Mercedes, TX 78570

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To

Harbison, Jack W. & Betty A.
P.O. Box 747
Mercedes, TX 78570

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1810 0000 8186 9694

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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Austin, TX 78701

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To

Sarita Valley 2019 LP
100 Congress Ave Ste. #1450
Austin, TX 78701

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1810 0000 8186 9731

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Leander, TX 78641

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To

Cochran, Stephan D & Wendy L.
133 W. Windemere
Leander, TX 78641

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1810 0000 8186 9700

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Leander, TX 78641

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To

Tungate, Ernest Loyd & Lori
83 Righemar Road
Leander, TX 78641

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 1810 0000 8186 9724

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Elgin, TX 78621

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To

Lamphier, Karen D & Timothy J
118 Red Hump Rd.
Elgin, TX 78621

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



EXECUTIVE SUMMARY

02/24/2022

AGENDA SUBJECT:

Discuss policy related to a potential roadway impact fee ordinance for the 2022 Roadway Impact Fee Study.

BACKGROUND:

The City Council adopted the Comprehensive Plan in April of 2021 and Transportation Master Plan in May of 2021. These two documents provide a future plan for the development of the City as well as the expansion of the road network. The Transportation Master Plan identifies a traffic impact fee as a fund that would help provide revenue for future roadway expansion. The Master Transportation Plan establishes key elements of design, standards-based study, and mobility recommendations moving forward. Additional studies may be needed in the future which, along with persistent attention to ongoing needs and costs, will prepare the community for the congestion that is inevitable with high-paced growth.

The City Council approved a line item in the FY 2021/2022 budget that supported a Roadway Impact Fee Study. Staff advertised a RFQ in June of 2021 and KHA was selected to prepare the Study.

KHA has been working with staff to launch the Roadway Impact Fee Study Process. The Planning & Zoning Commission will serve as the Capital Improvements Advisory Committee (CIAC). The CIAC serves as the advisory committee for this study and will need to provide recommendations to the City Council for action. This meeting is the initial CIAC meeting on land use assumptions and Roadway Impact Fee CIP.

COMPREHENSIVE PLAN GOAL

GOAL #9 – TRANSPORTATION: Outcome: Safe, connected, attractive streets as part of a balanced and diverse transportation network.

Action 9.2.1

Regularly re-evaluate the City's methods for studying traffic impacts and assessing mitigation costs. The City's traffic impact fees/traffic impact analysis process needs to be re-assessed to ensure that the system remains fair, equitable, and adequately funded to serve its purpose. The public and development community need to remain confident in the process and the results moving forward.

The Planning & Zoning Commission received a presentation by KHA during the January 27, 2022 meeting. During this presentation they discussed the draft land use assumptions and the services areas. KHA is presenting the Study assumptions for action during the March 17, 2022 public hearing at City Council. In addition, KHA has provided a memo that identifies the difference in the Land Use Assumptions and the comparison of pre-credit maximum fees.

HISTORY/TIMELINE:

04/01/2021 Comprehensive Plan Adopted

05/01/2021 Transportation Master Plan Adopted

08/19/2021 Task Order Awarded

10/12/2021 Joint Workshop to receive presentation regarding Roadway Impact Fee Study

01/27/2022 presentation from Kimley-Horn & Associates (KHA) regarding the draft land use assumptions and capital improvements plan for the 2022 Roadway Impact Fee Study

APPLICANT/AGENT:

City of Leander

PRESENTER:

Jake Gutekunst, PE, AICP, Kimley-Horn

Attachments

1. Policy Framework



Planning & Zoning (CIAC)
Roadway Impact Fees
Policy Framework

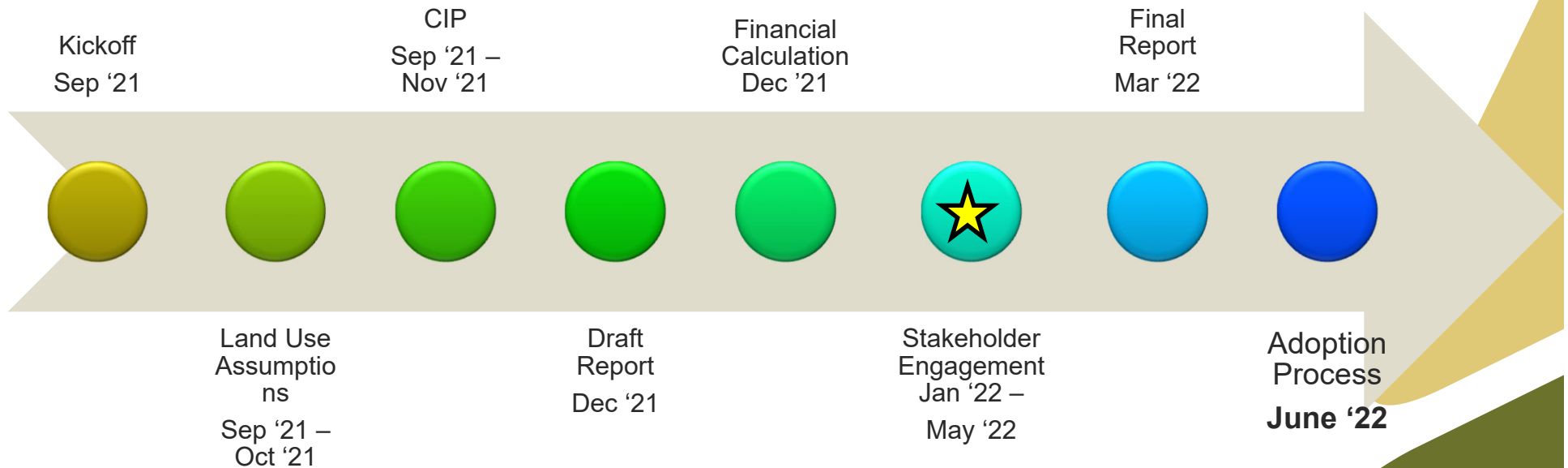
Kimley»Horn

February 24, 2022

Item Purpose

- Policy framework primer
- **FUTURE MEETINGS**
 - Interactive discussion on policy recommendations
 - Comparison City policies & rates

Project Timeline



Moving from analysis phase into engagement and policy discussion phase of process

Detailed Schedule

Event	Date
CIAC #1	January 27 th
Council Set Public Hearing #1	February 3 rd
CIAC #2 (Study & Maximum Fee)	February 24 th
Stakeholder Open House	March 9 th
Council Public Hearing #1	March 17 th
CIAC #3	March 24 th
Council Set PH #2	April 21 st
CIAC #4	April 28 th
Council PH #2, Ordinance #1	June 2 nd
Council Ordinance #2	June 16 th

Can arrange for additional CIAC meetings, if necessary

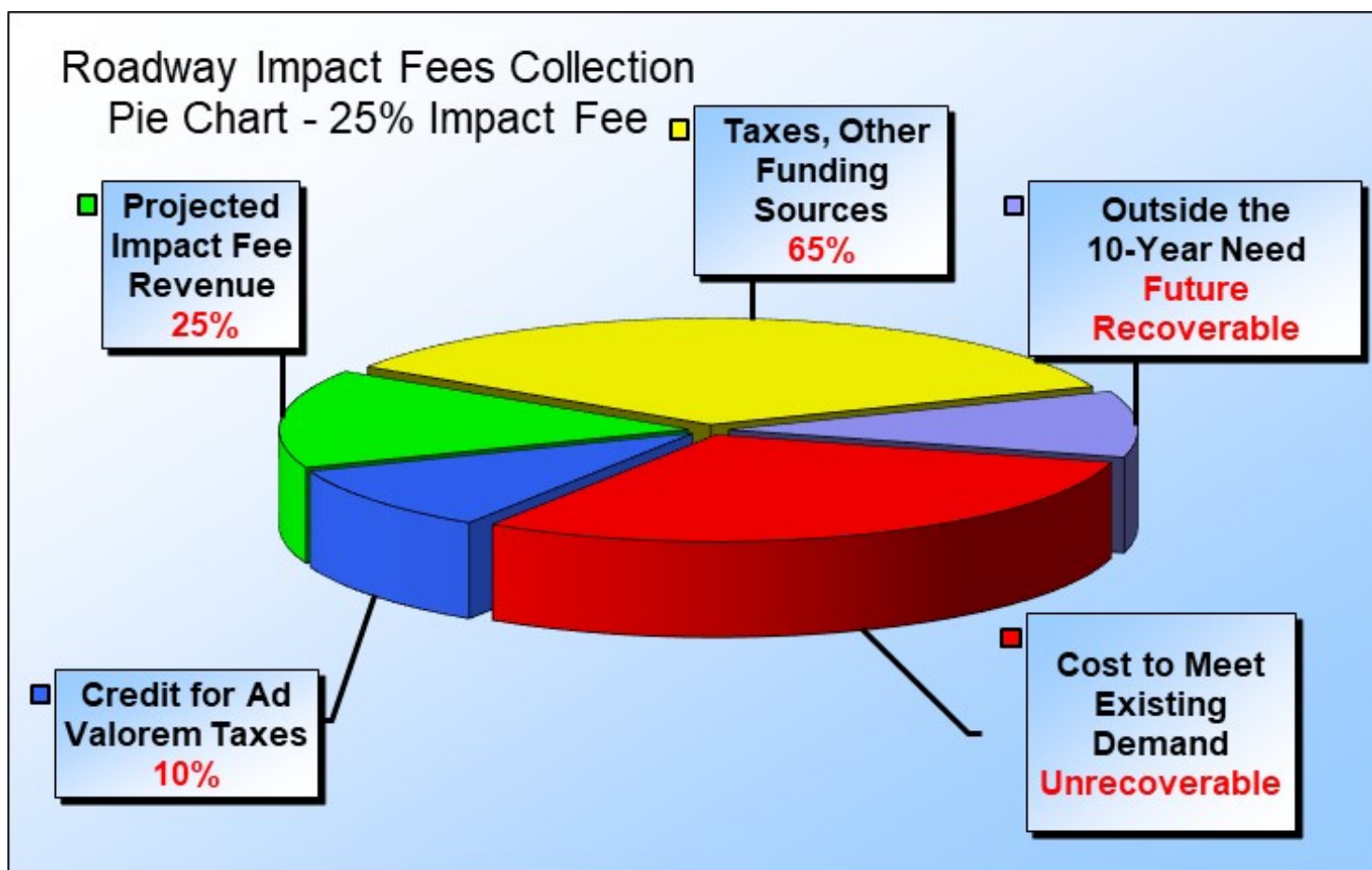


POLICY PRIMER

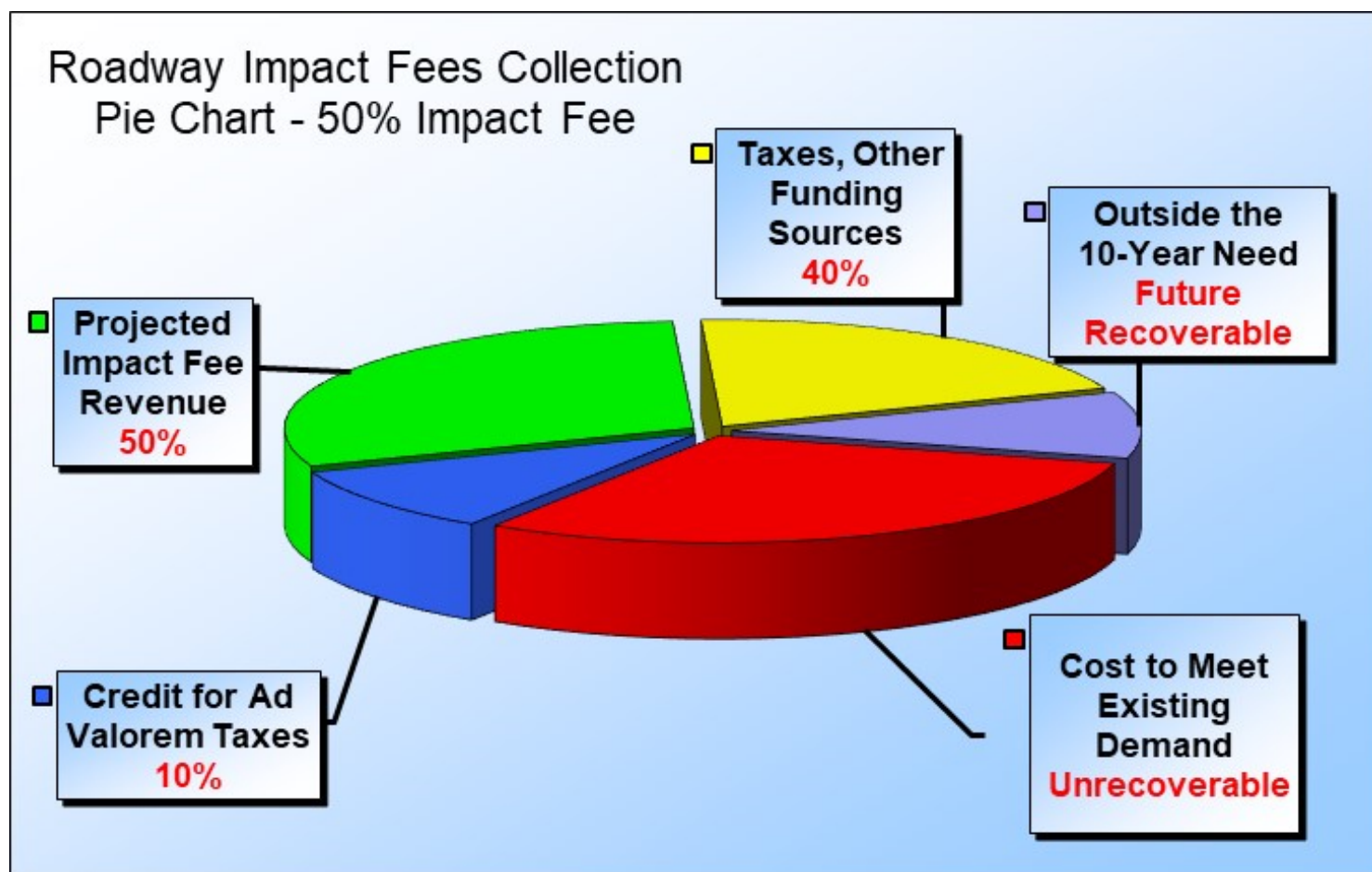
Policy Considerations

- Is there a better way to do this?
- We need a system that is:
 - **Predictable**; for the development community and City
 - **Equitable**; equal development should pay an equal fee
 - **Transparent**
 - **Flexible**; funds collected need to be used to add capacity to the system, not sit in a bank or in a location where they aren't needed
 - **Legal**; compliant with proportionality rules
 - **Consistent** with the City's overall goals and objectives for growth – perhaps even encourage development where infrastructure already exists

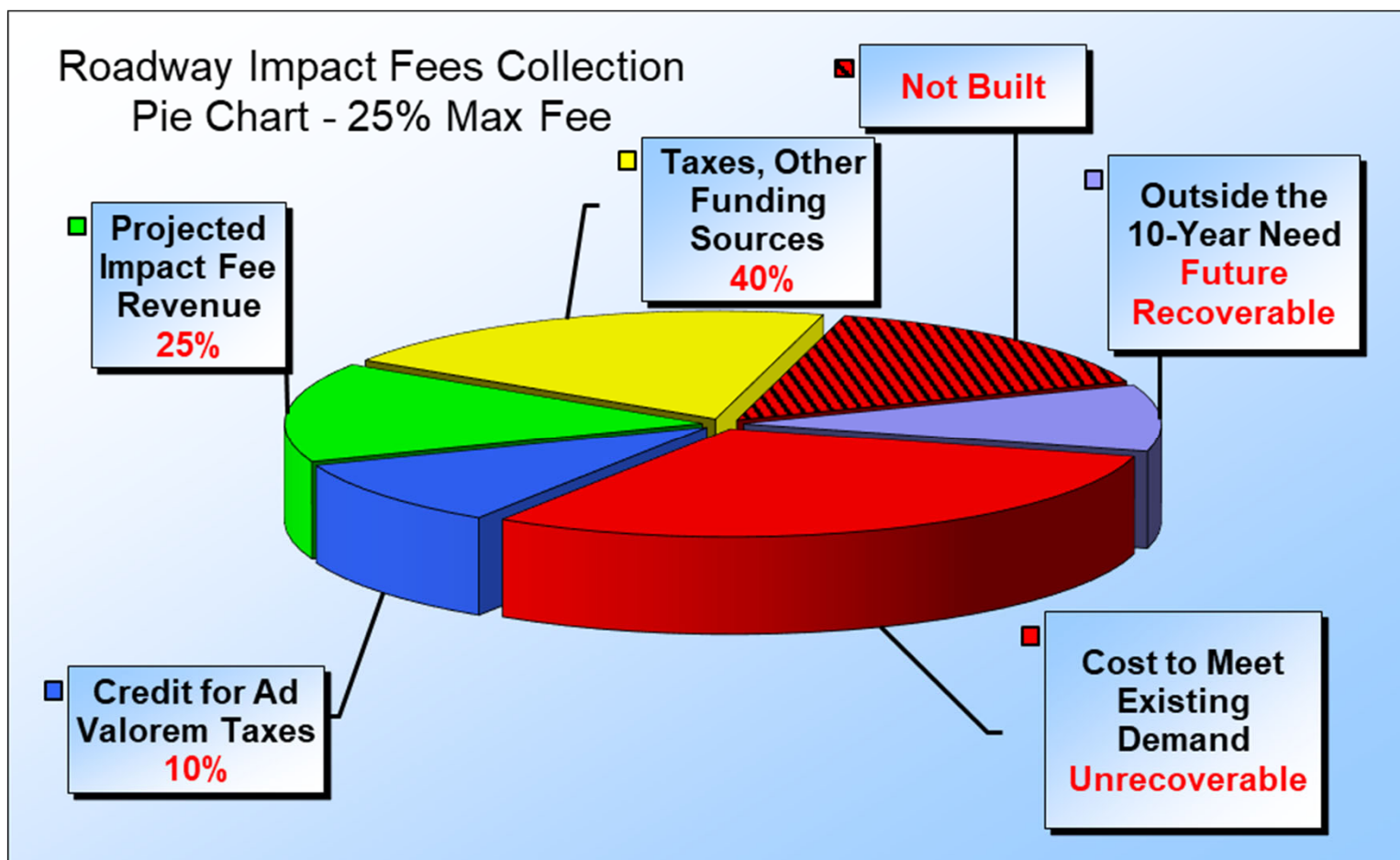
Impact Fee Components: Collection Rate



Impact Fee Components: Collection Rate

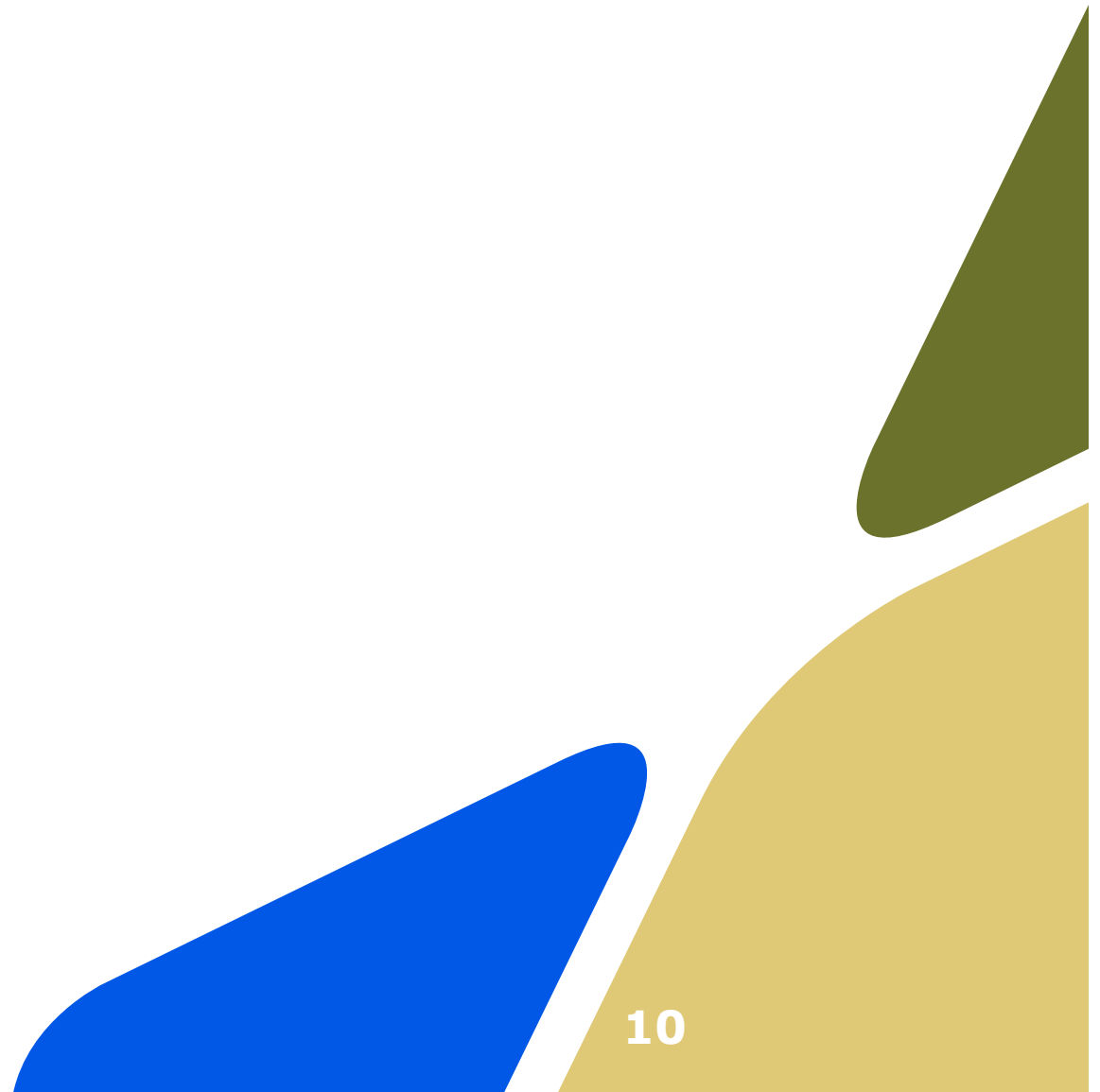


Impact Fee Components: Collection Rate



Policy Decisions Outline

- Effective Date
- Collection Rate
- Reductions



Effective Date

- State law requires minimum 1 year grace period from Ordinance effective date for previously platted properties

OTHER CONSIDERATIONS

- Effective date could be any date after adoption of an ordinance
- Could extend grace period length and coverage (to properties not yet platted at effective date)
- Phased-In Approach – rate varies by length of time after adoption (ramps up fees)

Collection Rate

- Limited by maximum fee in each service area

OTHER CONSIDERATIONS

- Flat option – all the same, limited by lowest maximum fee
- Percent (%) option – rate varies by area, but can be flat percentage of maximum
- Vary by Land Use or Land Use Category (Residential, Non-Residential, or more specific)

Reductions

- Policy to further other City Objectives
- Truly “endless possibilities”, needs focus
- Examples:
 - Affordable Housing
 - Internal Capture
 - Special Districts / Overlays
 - Desired Land Uses in Areas lacking



QUESTIONS?